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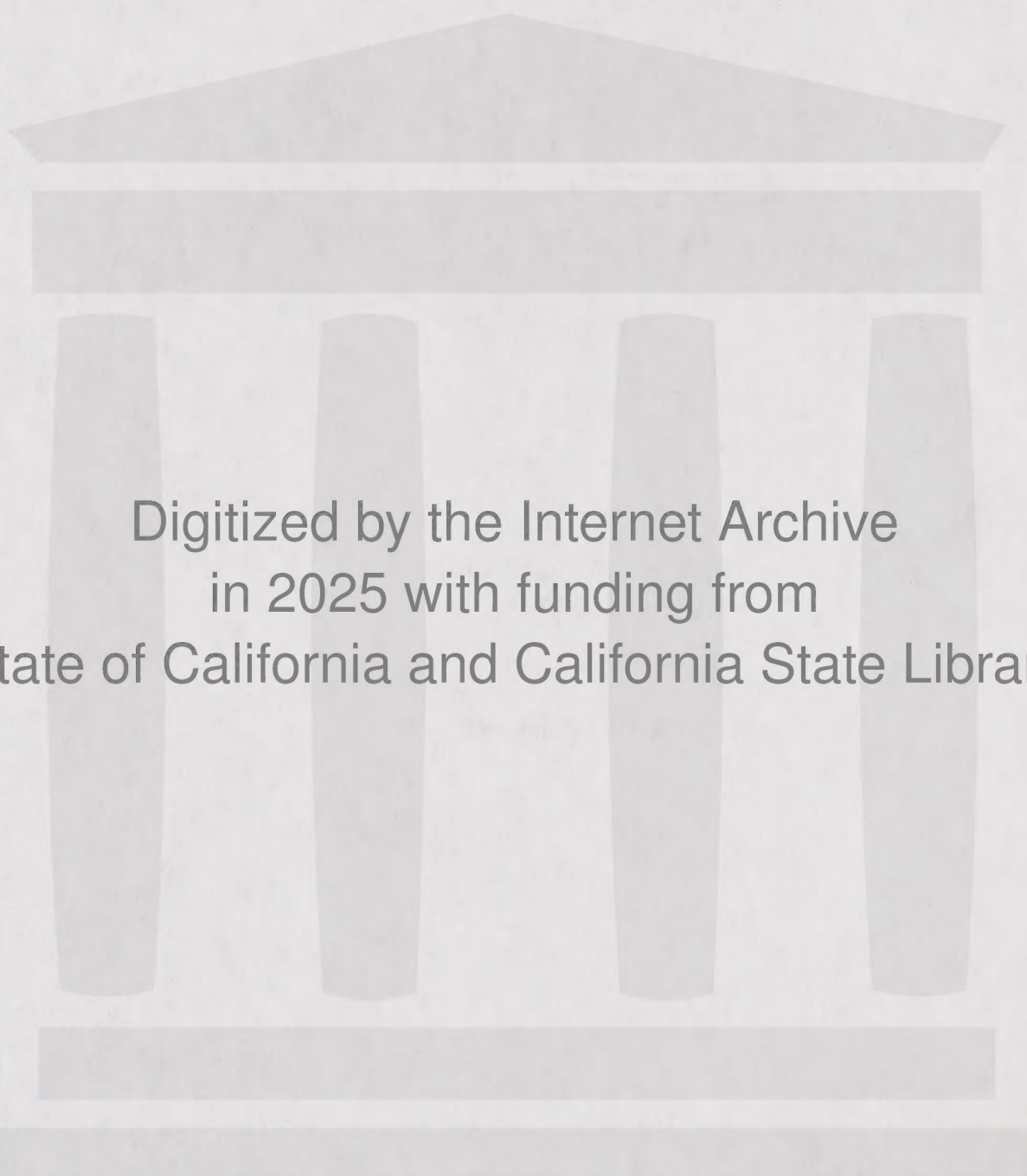
**CITY OF LYNWOOD
GENERAL PLAN
HOUSING ELEMENT REVISION**

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*Prepared by:
City of Lynwood
Community Development Department
September 29, 1993*



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CITY OF LYNWOOD GENERAL PLAN

HOUSING ELEMENT REVISION

**HOUSING ELEMENT REVISION
CITY OF LYNWOOD**

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INTRODUCTION

The Draft Revised Housing Element defines the housing needs, goals, policies and objectives of the City of Lynwood General Plan relative to review of the original Housing Element by the State of California, Department of Housing and Community Development. This document responds to the State's concerns regarding:

- Housing Needs, Resources and Constraints of Special Groups
- Land and Housing Availability for Affordable Housing
- Financing Availability for Affordable Housing
- Governmental Controls Affecting Housing Production
- Quantified Housing Objectives
- Programs to Meet the City's Housing Objectives
- Role of the Redevelopment Agency in Meeting the City's Housing Objectives

The Draft Element has been organized around these central issues in order to facilitate the State's review. This document is intended to supplement the original Housing Element. For purposes of consistency, the City may reformat the Draft Revised Housing Element for incorporation in the General Plan upon final approval of the draft document.

The City is dedicated to meeting the housing needs of all economic segments of the community through a comprehensive program of rehabilitation and new construction pursuant to the planning framework of the adopted General Plan. This document sets out the planning parameters that will enable the City to meet these housing objectives. The quantified goals of the next 5 years exceed the RHNA requirement. Construction of new units are proposed to serve 115 very low-, 166 low-, 85 moderate-, and 25 medium-income households. Also, a goal of 125 low-income households will be served through rehabilitation loans during the next 5 years of CDBG program funding.

The City will satisfy its housing objectives by utilizing the current development standards, zoning and densities permitted under the General Plan through the following activities:

- Permitting second or accessory units in multi-family zones or on properties zoned R2 or R3 that now contain single-family units.
- Recycling existing housing units in multi-family zones that can be redeveloped to higher densities.
- Developing new housing on infill lots on multi-family zoned property.
- Developing new housing through multiple lot assembly of multi-family zoned properties.
- Administering housing rehabilitation throughout the City pursuant to Housing & Community Development Block Grant programs.
- Developing new affordable housing on existing single-family zoned lots.

The City of Lynwood currently has accommodated its low income housing requirements pursuant to Regional Housing Needs Assessment (RHNA) guidelines (See Table of Future Housing Need). Up to 58 very low-income units, less than one percent of the City's housing stock, must be accommodated under RHNA guidelines. To meet a special need for elderly housing, the City has identified a site for acquisition and redevelopment into new elderly housing on property that is currently zoned commercial. The Lynwood Redevelopment Agency proposes to purchase the land and currently is considering a local non-profit to develop 100 elderly units under the Section 202 program.

The City is looking at the potential of rezoning land for new housing consistent with the General Plan however, it will first look to the current supply of vacant, residentially zoned land which is of sufficient capacity to satisfy the RHNA requirements. The objectives of a comprehensive planning process that integrates growth, land use and local and regional mobility issues will cause for consideration the development of mixed-use residential and residential development of non-residentially zoned land. The City of Lynwood is sensitive to these objectives and has begun to identify opportunities for rezoning, increasing densities and mixed-use development (see table entitled: Existing and Proposed Land Uses.)

The Lynwood City Council has made affordable housing a top priority in the City. The Partnership for Affordable Living or "PAL" program was created in January 1993 to encourage community participation and to solicit the support of area businesses and institutions in the development of affordable housing. The goal of the program is to create home ownership opportunities for residents in all income categories, assist first-time homebuyers, refurbish existing residential properties. Additionally, PAL may work in conjunction with a community based non-profit development entity to train and employ local residents in the construction trades through the construction of affordable housing.

PAL is an open-ended task force comprised of community members, local developers, lenders, real estate brokers, architects, business executives, clergy and City staff. The PAL Task Force has met twice each month since February to establish a concrete set of goals and objectives for future development of housing in the City. The PAL program is designed to deal constructively and comprehensively with the challenge of community change and urban investment and through the Task Force, has reviewed and approved development proposals, sites and unit designs for affordable housing units throughout the City.

REVISED HOUSING ELEMENT

I. NEEDS, RESOURCES AND CONSTRAINTS

(a) Special Needs Group

Analysis of Special Housing Needs: The ability of certain segments of the population in the City to find decent, affordable housing may result directly or indirectly from their special needs. The "special needs" group can be identified as that segment of the population which may have more difficulty in finding decent, affordable housing due to special needs related to age, disabilities and the size and composition of households. The "special needs" group in the City includes the elderly, the disabled, large families with low income, families with female heads of households, homeless individuals and homeless families. The special needs for families or individuals may overlap, further exacerbating housing availability and affordability issues.

Elderly: The special needs of many elderly households result from their limited fixed incomes, physical disabilities and dependent needs. Based on the 1990 Census figures an estimated 6.2 percent of Lynwood's population of 61,945 consists of elderly persons (62 years and over), with an estimated 343 lower-income elderly households (86% are very low income). (See Summary Table 2) The rising costs of housing, particularly in the rental market, severely impact housing affordability for the elderly who generally rely on fixed incomes. Housing needs of the City's elderly are addressed through the Housing Rehabilitation Assistance Program and the Section 8 Housing Assistance Program (vouchers and certificates) that is administrated by the Los Angeles County Public Housing Authority, on behalf of the City of Lynwood. Lynwood also has three low income senior housing complexes, providing a total of 66 units; (1) Pioneer Senior Housing, a 12 unit apartment structure; (2) a 33 unit apartment structure located at 4314 Lavinia Avenue; and (3) a 21 unit apartment structure located at 11017 Louise.

Through its Parks and Recreation Department (Lynwood Senior Citizens), the City of Lynwood, acts as a referral agent for its seniors (55 yrs. and older) to ensure that needs such as health care, housing, utilities subsidy assistance, and in-home care are provided for through variety of services offered by the following agencies:

- Watts Health Foundation - Health Care Services
- County of Los Angeles - In-Home Supportive Services (for elderly, blind & disabled)
- Home Emergency Assistance Program, State of California Utilities Payment Assistance
- Veterans In Action - Utilities Payment Assistance
- Southern California Gas - Weatherization, Heating & Gas Subsidized Services

Additionally, the City of Lynwood's Parks and Recreation Department provides housing referral services to the elderly (and low income families). Persons are referred to Section 8 Housing Assistance Program administered by the Los Angeles County Public Housing Authority and to other cities that administer in-house Section 8 Housing Assistance programs. The City also assist its elderly by providing monthly rental listings of units available in Lynwood.

Disabled Persons: According to HUD, a person is considered to have a disability if the person is determined to have a physical, mental or emotional impairment that: (1) is expected to be of long-continued and indefinite duration, (2) substantially impeded his or her ability to live independently, and (3) is of such a nature that the ability could be improved by more suitable housing conditions.

Approximately 3,864, or 6.2% of Lynwood's population is disabled. Low and moderate income households containing at least one disabled person accounted for an estimated 333 households during the three-year period designated in the City's most recent Housing Assistance Plan. The following table shows the distribution of low and moderate income households requiring rental assistance and containing at least one handicapped person:

CITY OF LYNWOOD **TABLE 1**
HOUSEHOLDS TYPES WITH DISABLED PERSONS
BASED ON 1988-91 HOUSING ASSISTANCE PLAN

ELDERLY	1 PERSON NON-ELDERLY	SMALL FAMILY	LARGE FAMILY	TOTAL
68	61	164	40	333

The housing needs of Lynwood's disabled population are addressed through the City Housing Rehabilitation Program which provides for the needs of wheelchair-bound or semi-ambulatory individuals.

Large Households: Large households are identified as households of five (5) or more persons which include at least two (2) related persons. Large households are included among the groups which have special needs because they generally have low incomes and there is limited availability of adequately sized, affordable housing units.

The Urban Decisions System estimate for 1990 indicates that of the City's 14,158 family households, 18% (2,547) are large families and the remaining 82% (11,611) are small family households. Based on Lynwood's 1988 Housing Assistance Plan, an estimated 26%, or 662 households, of the City's large households are lower income.

A large portion of Lynwood's housing stock is single-family, 2 bedroom units on lots averaging 5000 square feet. While lot sizes are well suited for large families, the greatest challenge facing large families relates to unit size and affordability. According to the Lynwood 1988 Housing Assistance Plan, it is possible that a total of 713 large family households are presently receiving or are in need of rental subsidy.

The need of large family households are addressed through Los Angeles County subsidy programs such as Section 8 Housing Assistance Program, and through the City's rehabilitation assistance program for room additions to alleviate overcrowding.

Families with Individual Heads of Households: The needs of one-parent households are a growing concern in Lynwood. In 1990, female-headed households with no spouse, and with children less than 18 years of age, accounted for 1,954 households. Male-headed households with no spouse, and with children less than 18 years of age, accounted for 310 households.

Single parent households have a greater need for child care services, health care, educational and recreational facilities. Households headed by females with children in particular tend to have lower incomes, thus limiting housing availability for this group.

Housing affordability needs of one-parent headed households can be addressed through rent subsidies, non-profit development, and shared equity/down payment assistance. Housing opportunities for one-parent headed households with children can be improved through policies that call for the provision of affordable child care, and for the location of family housing sites in close proximity to recreational facilities and public transit.

(b) Needs of the Homeless and At-Risk Population

The data and characteristics pertaining to the City's homeless and population at risk of becoming homeless was derived from several sources including:

- The City Recreation & Parks Department
- The Senior Citizens Program
- The Los Angeles, County Department of Social Services
- The Salvation Army Corporation (located in the City of Compton, but serving the Lynwood community)

The Community Outreach Homeless Men Program in the City of Lynwood provides shelter as well as literacy programs and counseling to assist homeless men in acquiring employment and housing. Two other service providers, the East Compton Community Service Center and El Centro Homeless Program could not identify the specific numbers of the Lynwood community served. However, each of these facilities serve up to 100 homeless per month.

Many of the City of Lynwood's homeless individuals or families are served by the El Centro Homeless Program and the Salvation Army located in the City of Compton. The El Centro Homeless Program provides shelter for up to 100 people per month and serves up to 250 meals a day, Monday through Friday. The Salvation Army does not provide shelter but offers vouchers to transport the homeless to their facility in Bell, California. The Bell facility operates a cold weather shelter open only during extremely cold weather conditions.

Based upon an estimate of 310 meals served per day in the Compton area to the area homeless, it is estimated that Lynwood's share of this homeless population is 103 people. The number is based upon a straight line projection of Lynwood population compared to Compton's population.

(c) Characteristics of the Homeless Population

The ethnic composition of the homeless population served by organizations is diverse. The Salvation Army estimates that 40 percent of the homeless are black, 20 percent Hispanics, 25 percent Caucasians, and 15 percent native Americans. East Compton Community Service Center and the El Centro Homeless Program could provide no percentages for ethnic composition but indicate that they serve all ethnic groups and are bilingual. Mental illness and substance abuse are the prevalent conditions among the homeless population in Lynwood, according to agencies that provide services to the homeless population.

1. Facility and Service Needs of the Homeless

The facility and service needs of homeless families and individuals in general include emergency shelter, transitional housing, social services such as job training and counseling, and mental and general health services. Mentally ill homeless persons require housing supported by mental health care and counseling. Alcohol and drug abusers require treatment facilities and programs, and medical and social supportive services. Victims of domestic violence need shelter and social services to assist in the transition to independent living. Runaway and rejected youths require shelter, combined with counseling and social services to reintegrate them with their families or enable them to live independently.

2. At-Risk Population

The "at-risk" population is comprised of very low-income families and individuals who, upon loss of employment, would lose their housing and end up residing in shelters or becoming homeless. Lower-income families, especially those earning less than 50 percent of the regional median income are at risk of becoming homeless. These families are generally experiencing a cost burden, paying more than 30 percent of their income for housing. In extreme cases, some families pay more than 50 percent of their income for housing.

Based on the SCAG Regional Housing Needs Assessment in 1988 Lynwood has 3,557 lower income households that are paying more than 30 percent of their income on housing; 77 percent of these overpaying households are renters.

The at-risk population also includes individuals who are in imminent danger of residing in shelters or being unsheltered because they lack access to permanent housing and do not have an adequate support network, such as a parental family or relatives in whose homes they could temporarily reside. These individuals, especially those being released from penal, mental or substance abuse facilities, require social services that help them make the transition back into society and remain off the streets. Needed services include counseling, rental assistance, and job training and/or assistance.

Another at-risk population group includes those currently in foster care and who may become homeless when they reach 18 years of age. Rental assistance is the most effective way to prevent homelessness among this group.

3. Summary of Major Findings/Issues

The characteristics and needs of Lynwood's homeless and at-risk populations can be summarized as follows:

- It is difficult to determine size of the homeless population in Lynwood due to the transient characteristics of the homeless.
- The majority of the City's homeless are mentally ill, indicating a need for support services for the mentally ill. Substance abusers also represent a segment of the homeless population in Lynwood.
- The majority of lower income households overpaying for housing are renters, (2,752 or 77%), this segment of the population often lives in overcrowded units or otherwise is at risk of becoming homeless.

The following table summarizes special needs groups in Lynwood.

**CITY OF LYNWOOD
SUMMARY OF SPECIAL NEEDS GROUPS: 1990**

TABLE 2

NEEDS GROUP HOUSEHOLDS	NO. OF HOUSEHOLDS	PERCENTAGE OF TOTAL HOUSEHOLDS
Elderly (65+)(a)	3,181	6.2%
Lower Income HHs(b)	343	2.4%
Disabled Persons (c)	3,864	6.2%
Large Households (d)	2,547	4.1%
Lower Income HHs (e)	713	5.0%
Female-Headed HHs (f)	1,954	13.8%
Homeless Individuals (g)	103	N/A
Homeless Families (h)	N/A	N/A
Male-Headed HHs	310	2.2%

- (a) Proportion of elderly persons as reported in 1990 Census.
- (b) Proportion of lower income elderly households as reported in the City' HAP applied to 1990 households.
- (c) Proportion of disabled persons as reported in 1980 Census applied to 1990 population.
- (d) Estimates of 1990 Census reported by Urban Decisions System.
- (e) Proportion of lower income large households as reported in the City's HAP applied to 1990 households.
- (f) Proportion of female-headed households as reported in 1980 Census applied to 1990 households.
- (g) Information to be compiled/estimates from local service providers.
- (h) Information to be compiled/estimate from local service providers.

(d) Supportive Housing Needs

This section addresses the special needs groups in the City, relative to the disabled, drug abusers, persons with HIV infection and AIDS, and the elderly 1990 Census data and information gathered by telephone from social service agencies that serve Lynwood were utilized in compilation of background information. Detailed data is not currently available for drug abusers and persons with HIV infection and AIDS for the City.

1. Facility and Supportive Service Needs

a. Elderly:

There are an estimated 3,181 elderly (65+) person in the City of Lynwood. Of these, approximately 42% or 1,329, are considered frail elderly (75+ years of age). As shown in Table 1, approximately 343 elderly households in Lynwood are lower income households (based upon the 1988 HAP).

The population over 65 years of age has four main concerns:

- (1) Health Care: The elderly have a higher rate of illness, therefore health care is a major concern.
- (2) Income: Persons 65 years and older are usually retired and living on a fixed income.
- (3) Housing: Many elderly persons live alone or rent.
- (4) Transportation: Many seniors do not drive and therefore must rely on transit. Additionally, a significant number of seniors have physical disabilities and require alternatives to bus transit.

These characteristics indicate a need for smaller, lower cost housing units with easy access to transit and health care facilities.

The primary agencies which serve the supportive housing needs of the elderly in Lynwood are: City of Lynwood's Senior Citizens Program/Adaptive Program, and In-Home Services. The City of Lynwood operates its own senior's program under the auspices of the Parks and Recreation Department. Special services are provided for senior citizens 50 years of age and older and low income persons of Lynwood, and are designed to prevent unnecessary referrals and traveling. These services include individual assessment, development of care plans, arrangement for services as well as monitoring services, delivery and support for clients.

Lynwood staff acts as referral agent providing seniors in need direct contact to agencies administering these services:

- Health Care Mobile Unit - Arrangements are made with the Watts Health Foundation to coordinate health care screening days for Lynwood seniors. Seniors are also referred directly to the health care facility for service.
- Shared Housing - A program administered by the County of Los Angeles to identify and provide shared housing for seniors.
- In-Home Supportive Services - A program administered by the County of Los Angeles to provide financial assistance to a variety of disabled persons, including disabled elderly persons. Eligibility for assistance depends on income, assets, and other factors. Financial assistance may be used for a variety of needs including cooking, cleaning, personal care, and transportation. (Funded by State and federal funds and administered by the Los Angeles County Department of Public Social Services, In-Home Supportive Services manages a volume of about 500 clients per month.)
- Rental Listings - Staff assists seniors by developing a rental housing lists of all rental properties in the City of Lynwood and other surrounding cities. A list is developed once a month and made available to the nearly 300 seniors that participate in the City's Senior Citizens/Adaptive Program.

- Utility Service - Lynwood staff maintains a list of agencies that assist seniors and low income individuals with payments of utilities and other home utility services such as weatherization, attic insulation, heating and gas. Seniors in need of this service are referred to several agencies, including the Home Emergency Assistance Program (administered by the State of California), Veterans In Action, Southern California Edison and Southern California Gas.

Hot Meals Program administered by the Steelworkers Foundation and funded by the State of California, is served daily (Monday - Friday) at noon, at a City facility (Bateman Hall). The City provides access to the facility at no cost to the administering agency. Approximately 50 seniors per day receive a hot noontime meal at the low cost of \$1.50 per person.

The Meals On Wheels Program is also administered by the Steelworkers Foundation, delivering hot noontime meals to approximately 50 seniors per day that are shut-in.

The City of Lynwood also operates a Dial-A-Ride program which provides Lynwood seniors with van service to locations throughout the City and the surrounding area. The service is run through the Department of Parks & Recreation and is open to all Lynwood senior citizens fifty-five years and older.

b. Disabled Persons:

For the purpose of this analysis, disabled persons include those with physical, emotional, and mental disabilities. An estimated 3,864 Lynwood residents had work and a transportation disability in 1980 (based on 1980 Census) comprising 6 percent of the City's population. The special needs required for housing physically disabled individuals include not only affordability, but also special construction features to provide for access and use according to the particular disability of the occupant. The location of housing for disabled people is also important because many such households need access to a variety of social services and to specialized handicapped access facilities. In addition to the housing needs of the physically disabled described above, support services designed to meet individual needs are appropriate.

Two Los Angeles County agencies, In-Home Services and Adult Protective Services, provide for the physically and mentally disabled. As indicated in the preceding section, In-Home Services provides financial assistance to disabled persons for a variety of needs including cooking, cleaning, personal care, and transportation.

Adult Protective Services, also administered through the County, provides short-term crisis intervention for mentally and/or physically impaired or abused adults. Counselors of the agency develop "service plans" for clients involving mental health assistance, shelter, placement in nursing homes, and other services. Adult Protective Services provide short-term assistance and referrals, as opposed to comprehensive long-term intervention.

c. People with HIV Infection and AIDS:

According to national reports, the HIV infection and AIDS are spreading most rapidly among Black and Hispanic men. Lynwood is a community with very large number of both groups, therefore it faces a major public health and social service challenge with HIV and AIDS. Persons with HIV Infection and AIDS require a broad range of services, including counseling, medical care, and in-home care, transportation, and food.

In-Home Services provides financial assistance to persons with AIDS who meet the County disability criteria. This financial assistance may be used for services such as cooking, cleaning, personal care, transportation, and other supportive housing needs.

Also, AIDS Project Los Angeles and Minority AIDS Project located in the City of Los Angeles, provide comprehensive supportive services for persons with AIDS. Minority AIDS Project, located in South Central Los Angeles, is the only social service organization that provides HIV and AIDS related support services for persons of color. Serving minority concentrated community such as Watts, Lynwood, Compton, Southeast and East Los Angeles, Minority AIDS Project offers a wide array of services, including medical referrals, HIV testing, psychological counseling, a buddy program and referrals for emergency housing. The majority of Minority AIDS Project's clients are people of color.

Studies show that the HIV infection rate is highest among minorities that include Blacks and Hispanics.

Among the main reasons for this are lack of adequate education in minority communities, about how the disease is transmitted, inadequate medical care, and cultural taboos about activities associated with HIV transmission.

d. Drug Abuse/Addiction

At the present time, no reliable information is available about the extent of drug abuse in the City of Lynwood.

Agencies that provide drug abuse and/or addiction rehabilitation services in the area are:

- The Special Services Center Drug Abuse and Program Office (DAPO) located in Compton, provides intervention programs for drug users throughout South Central Los Angeles, Lynwood, Compton, South L.A. and the South Bay Area. Services provided include group and individual consulting, detoxification, drug diversion, outpatient treatment, drug testing, a parenting program, and referrals to live-in programs.
- Teen Challenge, a drug and alcohol rehabilitation agency for men and women, operates 116 facilities throughout the United States, with 8 facilities in Southern California. The center located in the City of Lynwood is a 90 day induction center for men with sixteen beds. Teen Challenge also facilitates a out-patient counseling program in association with the court diversion program, in the city of South Gate, however most of the clients are residents of the cities of Lynwood and Compton. An on-going outreach program is coordinated out of the Lynwood facility to provide counseling and other services to Lynwood youth. The Lynwood facility recently opened a recreation center for youth of the City of Lynwood. Teen Challenge is funded through donations, special fund raising and the United Way.

e. Families with Dependent Children

Based on the 1980 Census, in 1980 there were 310 male-headed households (no spouse present) with children less than 18 years of age, and 1,954 female-headed households (no spouse present) and with children less than 18 years of age. Of course, it is reasonable to expect that these figures have changed in the 1990 Census; however, 1990 Census data was not available. Of particular concern is the number of female-headed households because women generally earn less than men and thus have greater difficulty supporting children.

The County of Los Angeles' Great Avenues for Independence (GAIN) program provides financial assistance to families that qualify for AFDC (Aid to Families with Dependent Children). This assistance may be used for school transportation and child care assistance as well as for job training for any AFDC recipient.

(e) Families in Need of Shelter/Transitional Housing

The following summarizes the issues and findings related to supportive housing needs in Lynwood:

- The City has a variety of supportive services for the elderly provided through city government and other organizations. These services include the Meals on Wheels Program serving 50 seniors per day; a daily Hot Meals Program administered by the Steelworkers Foundation, serving approximately 50 seniors per day; a Senior Citizens Adaptive Program administered by the City's Parks and Recreation Department which serves nearly 300 seniors; and a seniors transportation program, Dial-A-Ride which serves 110 per month including the disabled.
- It appears that there are substantial supportive services for the physically disabled for the City, which are provided by the County of Los Angeles.
- The City lacks adequate support services for persons with AIDS who do not meet federal disability criteria but who nevertheless require short-term supportive assistance.
- There are support services related to substance abuse in the City of Lynwood; however, resources to meet growing needs in this area are insufficient.

(f) General Demographic Trends

1. Population Growth

The 1990 U.S. Census estimates the population of Lynwood to be 61,945 persons, ranking it the eighth largest among 29 southeast Los Angeles County communities. The California Department of Finance, Population and Housing estimates Lynwood's population in 1993 is 63,190. As illustrated in the following table, Lynwood's population grew by approximately 27.6% between 1980 and 1990 with very little corresponding development. This population growth rate is more than nine percent above the County average and fairly consistent with the growth rate of two of its neighboring developing cities, South Gate and Paramount.

POPULATION TRENDS:
LYNWOOD AND SURROUNDING AREAS
1980-90

TABLE 3

JURISDICTION	1980	1990	GROWTH RATE
Lynwood	48,548	61,945	27.6%
Paramount	36,407	47,669	30.9%
South Gate	66,784	83,284	29.2%
Carson	81,221	83,990	3.4%
Compton	81,286	90,454	11.3%
Gardena	45,165	49,847	10.4%
Los Angeles County	7,447,503	8,863,164	18.5%

Source: U.S. Department of Commerce, Bureau of the Census

2. Age composition

The age structure of a population is an important factor in evaluating housing needs and projecting the direction of future housing development. The population characteristics by age show that Lynwood has a considerable young population and a very small population of elderly residents. Lynwood's current population is characterized by young families as evidenced by the large number of persons under the age of 13 and similarly large number of persons between the ages of 25 and 44 as indicated by the table below.

**CITY OF LYNWOOD
AGE CHARACTERISTICS OF POPULATION
1980 & 1990 CENSUS**

TABLE 4

AGE RANGE	1980		1990	
	NO. OF PERSONS	% OF POPULATION	NO. OF PERSONS	% OF POPULATION
0-5	7,013	14.4%	8,584	13.9%
6-13	8,165	16.8%	10,032	16.2%
14-17	3,564	7.3%	4,623	7.5%
18-20	2,615	5.4%	3,698	6.0%
21-24	3,792	7.8%	5,147	8.3%
25-34	8,900	18.3%	11,852	19.1%
35-44	5,026	10.4%	8,084	13.0%
45-54	3,185	6.6%	4,200	6.8%
55-64	2,918	6.0%	2,544	4.1%
65+	3,370	7.0%	3,181	5.1%
TOTAL	48,548		61,945	
MALE	23,629	48.7%	30,768	49.7%
FEMALE	24,919	51.3%	31,177	50.3%
MEDIAN AGE	24.1		21.7*	

Source: U.S. Census 1980 and Southern California Association of Government

*Estimate of 1990 U.S. Census

There is currently a decline in the median age of Lynwood's population. In 1980 the median age in Lynwood was 24.1, whereas an estimate of the 1990 Census data indicates that the median age has decreased to 21.7. This decrease in the median age group is an indication that the number of elderly persons in the City of Lynwood is decreasing. While many retired seniors have left the area, many are being replaced by the in-migration of families with school age children. According to the Lynwood General Plan, a five-year projection to 1994 shows an estimated increase of 2,649 students. This projection has vast ramifications for school planning as well as housing needs.

3. Race and Ethnicity

The racial composition of Lynwood's population experienced a dramatic change after the 1980 U.S. Census, which reported that Lynwood's population was predominantly white. By the 1990 U.S. Census, Lynwood's ethnic population was distributed as follows:

**CITY OF LYNWOOD
ETHNIC COMPOSITION
1980-1990**

TABLE 5

RACE/ ETHNICS	POPULATION 1980	PERCENT OF TOTAL	POPULATION 1990	PERCENT OF TOTAL
White	29,517	60.8%	3,959	6.4%
Black	15,098	31.1%	13,009	21.0%
Hispanic	3,933	8.1%	43,565	70.3%
Other	1,124	2.3%	1,412	2.8%
TOTAL	48,548		61,945	

Sources:

- (a) Ethnic composition for 1980 obtained from the Economic Development and Redevelopment Division, City of Lynwood
- (b) Ethnic composition for 1990 obtained from the U.S. Dept. of Commerce, Bureau of the Census.

Lynwood, during the past ten years has experienced a dramatic increase in its Hispanic population and a drastic decrease in its White population. The Hispanic population increased by 39,632, whereas the number of White persons decreased by 25,559. As of the 1990 U.S. Census, Hispanics represent 70.3% of Lynwood's population.

(g) Household Characteristics

A household is defined as any group of related or unrelated persons living together in a residence. Information regarding the number of households within a community assists in identifying overcrowded conditions, evaluating present housing conditions, and determining housing needs for the future by focusing on any trends which require special consideration.

1. Household Composition and Size

According to State of California Department of Finance, Population and Housing estimates and U.S. Census figures, there were approximately 14,000 households in Lynwood in 1980. The Department of Finance's 1993 estimates for the number of households in Lynwood is 14,569, a 4% increase in households over a thirteen-year period.

The Department of Finance Population and Housing also indicates that there has been a 10.2 percent increase in household size since 1981. This increase can be accounted for in part by births in existing households however, much of this increase in household size is the result of the change in the characteristics of Lynwood's population and the instance of extended non-family members living together in one unit.

The average household size for Lynwood in 1980 was 3.38 persons per household. By 1990, the average household size for Lynwood increased to 3.73 persons per household. In contrast, the 1989 estimates for county-wide household size was 2.82 persons per household, a figure 24.5 percent less than Lynwood's average household size at that time. The Department of Finance, Population and Housing in 1993 estimates Lynwood household size has grown to 4.39 in just a three-year period. This figure contrasts the estimates for county-wide average household size that grew only slightly in over a thirteen-year period to 2.95, 32.8 percent less than Lynwood's growth for the same period. The growth of Lynwood's household size has grown 17.69 percent in a three year period.

Lynwood shows a greater number of households with five or more persons than is seen county-wide. According to 1980 Census information, the percentage of 5+ person households was 25.3 percent in contrast to only 13.6 percent at the Los Angeles County level. Future projections for 1996 show Lynwood as having greater percentages of large family households. This is reflective of the fact that Hispanics, who now represent the largest population group in Lynwood, typically have larger families than do other groups.

2. Unit Overcrowding

According to the U.S. Census, overcrowding is defined as households having more than 1.01 persons per room. Overcrowding is one indicator of housing affordability. Unit overcrowding is caused by the combined effect of low earning and high housing costs in a community, and reflects the inability of a household to buy or rent housing that provides a reasonable level shelter and privacy. The predominance of smaller (2 bedroom) single-family dwellings and the availability of only a handful of 3 and 4 bedroom single-family units in Lynwood contributes to this condition.

The 1980 Census indicates there were 3,294 overcrowded units within the City, or 22.7 percent of the total number of housing units. The changing demographic conditions in Lynwood indicate the trend toward increased overcrowding is continuing. Population and average household size have been increasing since 1970 at a faster rate than the number of housing units is an indicator that overcrowding persists in Lynwood.

3. Household Income

Indicators of income are critical in assessing housing needs in terms of affordability. The 1980 U.S. Census indicates the per capita income levels of Lynwood residents as substantially less than that found at the Los Angeles County level as indicated below:

CITY OF LYNWOOD
PER CAPITA INCOME
1980 U.S. CENSUS

TABLE 6

City of Lynwood Per Capita Income	County of Los Angeles Per Capita Income
\$4,926	\$8,317

The 1989 estimates continue to show nearly a 40 percent gap in City versus county figures for per capita income. Lynwood residents earn \$8,689 per year compared to county figures of \$14,313. Projections to 1996 show continuation of this trend with the gap narrowing only slightly between \$10,902 in Lynwood and \$17,672 in the county. The median household income in Lynwood in 1980 was \$15,155 and \$17,563 for Los Angeles County. According to the 1989 estimates these figures reached \$26,274 for Lynwood and \$30,214 for Los Angeles County. The disparity between the city and county is less dramatic than that of the per capita income, due in part to the larger average households size and the possibility that many of the higher earning households in Lynwood have at least two if not more wage-earning adults in residence.

To analyze housing needs for varying income levels, HUD has developed the following income categories and their definitions:

- Very Low Income - less than 50 percent of the area median.
- Low Income - between 51 and 80 percent of the area median.
- Moderate Income - between 81 and 95 percent of the area median.
- Other, or greater than 95 percent of the area.
- 120% of median income.

*(a) HUD has traditionally defined Moderate Income households as those earnings between 80-120% regional income and a household which earns between 80-95% regional income.

(h) Housing Affordability

State and federal standards for housing overpayment are based on an income-to-housing cost ratio of 30 percent and above. Households paying greater than this amount have less income left over for other necessities such as food, clothing, utilities and health care. Since upper income households are generally capable of paying a larger proportion of their income for housing, estimates of housing overpayment generally focus on lower income groups.

Distinguishing between renter and owner housing overpayment is important because, while homeowners may over-extend themselves financially to afford the option of home purchase, the owner always maintains the option of selling the home. The net effect of the end-of-year tax write-offs for monthly interest payments actually reduces the average monthly costs for homeownership. Renters, on the other hand, are limited to the rental market, are generally required to pay the rent established in that market and do not receive federal tax-based incentives.

According to the 1988 Regional Housing Needs Assessment prepared by the Southern California Association of Governments, there were 6,654 low income households in Lynwood as of 1988. Of these low income households 3,557 or 25 percent of all households are paying more than 30% of income for shelter.

These numbers show that 47.2 percent of all Lynwood households can be categorized as low income. Of these low income households, over 53 percent are overpaying for shelter and are considered at risk. This figure means that 25.2 percent of the total households in Lynwood are paying 30 percent or more on housing. The majority of these low income households are renters.

CITY OF LYNWOOD **TABLE 7**
LOWER INCOME HOUSEHOLDS PAYING MORE THAN 30%
OF INCOME FOR SHELTER: 1988

INCOME GROUP	OWNER	RENTER
	NO. OF HOUSEHOLDS	NO. OF HOUSEHOLDS
Very Low Income	502	2,137
Low Income	303	615
Total	805	2,752

Source: Southern California Association of Government
1988 Regional Housing Needs Assessment

1. Costs

Housing affordability is determined by both the cost of housing and income. Lynwood's home values and rental costs are modest in comparison to many other areas of Los Angeles County. Current home prices in Lynwood range from a low of \$130,500 to a high of \$210,000, with a median price of \$157,000. In contrast, the median home price within Los Angeles County is \$219,060.

It is important to note that housing affordability is income dependent. Annual incomes of Lynwood families are relatively low. According to the 1989 estimates derived from the 1980 U.S. Census, annual median family income in Lynwood was 24 percent less than county-wide figures. The annual median family income in Lynwood was \$29,403 as contrasted with a county-wide annual median family income of \$38,602. The result of these low incomes is that a large percentage of Lynwood households are in need of affordable housing as defined by HUD in the low- to moderate-income range.

The following table compares Lynwood's 1980 household income distribution and affordable monthly housing costs to housing prices affordable to these income groups. Housing affordability is based upon HUD's 30 percent income standard.

CITY OF LYNWOOD HOUSING AFFORDABILITY

TABLE 8

Income Group	# of HH Households	% of Total	Affordable Monthly Housing Cost (a)	Affordable Housing Price (b)	Affordable Housing Price (c)	Affordable Housing Price (d)
\$ 0 - \$ 5,000	2,212	15.8%	\$ 0 - \$ 125	\$ 0 - \$ 18,186	\$ 0 - \$ 16,166	\$ 0 - \$ 15,315
\$ 5,000 - \$ 9,999	2,290	16.3%	\$ 125 - \$ 250	\$ 18,186 - \$ 36,369	\$ 16,166 - \$ 32,328	\$ 15,315 - \$ 30,627
\$10,000 - \$14,999	2,475	17.6%	\$ 250 - \$ 375	\$ 36,373 - \$ 54,554	\$ 32,332 - \$ 48,494	\$ 30,630 - \$ 45,942
\$15,000 - \$19,999	2,147	15.3%	\$ 375 - \$ 500	\$ 54,559 - \$ 72,742	\$ 48,497 - \$ 64,660	\$ 45,945 - \$ 61,257
\$20,000 - \$24,999	1,832	13.0%	\$ 500 - \$ 625	\$ 72,746 - \$ 90,929	\$ 64,663 - \$ 80,826	\$ 61,260 - \$ 76,572
\$25,000 - \$29,999	1,337	9.5%	\$ 625 - \$ 750	\$ 90,932 - \$109,115	\$ 80,826 - \$ 96,991	\$ 76,575 - \$ 91,887
\$30,000 - \$34,999	832	5.9%	\$ 750 - \$ 875	\$109,119 - \$127,302	\$ 96,995 - \$113,157	\$ 91,890 - \$107,202
\$35,000 - \$39,999	392	2.8%	\$ 875 - \$1,000	\$127,305 - \$145,488	\$113,160 - \$129,323	\$107,205 - \$122,516
\$40,000 - \$49,999	334	2.4%	\$1,000 - \$1,250	\$145,492 - \$181,861	\$129,326 - \$161,655	\$122,520 - \$153,146
\$50,000 - \$59,999	149	1.1%	\$1,250 - \$1,500	\$181,865 - \$218,238	\$161,658 - \$193,989	\$153,149 - \$183,779
\$60,000 - \$75,000	41	0.3%	\$1,500 - \$1,875	\$218,238 - \$272,727	\$193,989 - \$242,487	\$183,779 - \$229,724
TOTAL	14,041					

Notes: (a) Affordability based upon HUD, 30% income standards
 (b) Affordable housing price upon 20% downpayment, 9.7 interest rate, 30-year fixed mortgage, and a 2 point fee

(c) Affordable housing price upon 10% downpayment, 9.75% interest rate, 30-year fixed mortgage
 (d) Affordable housing price upon 5% downpayment, 9.75% interest rate, 30-year fixed mo.

2. Rental Housing

To assist in determining Lynwood rental rates, local newspapers (Lynwood Journal and Lynwood Press) were reviewed for the months of August and September 1991. As indicated in the following table, the majority of advertised rental housing units were one- and two-bedroom apartments with an average rental rate of \$454 and \$680, respectively.

Based on the survey information, it appears that the City of Lynwood has a very low vacancy for the rental of apartments or single-family dwellings.

CITY OF LYNWOOD **TABLE 9**
RENTAL RATES BY UNIT TYPE: AUGUST-SEPTEMBER 1991

APARTMENT RENTAL RATES

NO. OF BEDROOMS	NO. LISTED	MEDIAN RENT	AVERAGE RENT	RANGE
1	5	500	509	455-525
2	3	660	680	650-710
3	0	0	0	0
Total	8			
SINGLE-FAMILY RENTAL RATES				
1	0	0	0	0
2	2	650	663	645-675
3	2	750	750	750
Total	4			

Source: Lynwood Press, August-Sept. 1991; Lynwood Journal August- Sept. 1991.

The following table shows the maximum rents that are affordable to very low, low, and moderate income groups in the City, based upon the accepted HUD standard that a household can generally afford up to 30 percent of its income for rent. The City's very low income households can afford a maximum of \$538 in rent per month, low income households can afford \$860 per month, and moderate income households can afford up to \$1,021 per month in rent.

**CITY OF LYNWOOD
AFFORDABLE RENTAL RATES
BY INCOME CATEGORY**

TABLE 10

INCOME GROUP	MAXIMUM MONTHLY RENT
Very Low Income (<50% County Median)	\$ 538
Low Income (50-80% County Median)	\$ 860
Moderate Income (80-95% County Median)	\$1,021
High Income (>95% County Median)	\$1,021

(1) The 1993 HUD Area Median income is \$43,000

(2) Based upon 30% of monthly income.

3. Concentration of Racial and Ethnic Minorities and Low Income

At present 1990 Census data is available for race and ethnicity, however, it is not available for income. For income data, this section relies upon 1980 Census data.

Based on the 1980 Census, HUD has determined the following census tracts in the City of Lynwood to be low and moderate income

5400, 5402, 5403 and 5405

Since, 1980 the population has shifted substantially and data is not available to determine how much these income characteristics have changed.

(i) **Summary of Major Findings/Issues**

Current Housing Needs

Table 1A, "Housing Assistance Needs of Low and Moderate Income Households" provides quantification of the number and type of lower income renter households in need of housing assistance based on the City's 1988 Housing Assistance Plan. Separate tables are provided for each of four racial/ethnic groups, which have also been derived from the HAP.

Approximately 31.5% of the City's renter households are lower income and are identified as having "rental subsidy needs". Very low income households comprise the vast majority (77%) of the identified households in need. Small family (62%) and large family (26%) households represent the predominant household types in need of rental assistance with elderly households comprising the remaining 12% of the identified needs group.

The 1988 Regional Housing Needs Assessment (RHNA) has identified the following housing needs in the City of Lynwood:

REGIONAL HOUSING NEEDS ASSESSMENT TABLE 11

LOW INCOME HOUSEHOLDS - (LIHHS)					
1988 Households	Low Income Households	Overpaying for Shelter Total	Very Low	Low	
14,097	6,654	3,557	2,639	918	
LOW INCOME HOUSEHOLDS - (LIHHS)* OVERPAYMENT BY TENURE AND INCOME					
Owners:			Renters:		
Total	Very Low	Low	Total	Very Low	Low
804	502	302	2,762	2,145	617

The City of Lynwood currently has accommodated its complement of low income housing pursuant to RHNA guidelines (See Table of Future Housing Need). Up to 58 very low income units must be accommodated under RHNA guidelines. This number represents less than one percent of the City's housing stock. The City has accommodated substantial numbers of these units under current shared or second unit housing conditions and will revise the Municipal Code to permit second units under specific conditions of approval (See Programs Section of the Draft Document and Executive Summary). The use of residential motels also provides a source of very low income housing in the City. Thus through the addition of accessory units in multi-family zoned areas, the use of existing residential motels and housing production recommendations of the Revised Housing Element, it will be possible to meet the City's housing objectives.

In terms of rental housing needs relative to race/ethnicity, Hispanics comprise an estimated 54% of renters in need of assistance, Blacks comprise 43% of renters in need of assistance and Asians and American Indians each comprise less than 3%. However, given the significant increase in the City's Hispanic population in relation to other groups, the rental assistance needs of Hispanics in Lynwood has more than likely increased since the City 1988 Housing Assistance Plan was prepared.

The estimated number of households that meet federal preferences for priority admission to rental assistance programs cannot be accurately estimated at this time. Preference households include unassisted very low income renter households who pay more than half of their income for rent, live in seriously substandard housing (which includes the homeless), or have been involuntarily displaced.

The general housing needs of Lynwood's residents can be summarized as follows:

- Lynwood experienced a 27.6 % growth rate between 1980 and 1990, however the possibility exists that a segment of the population (Hispanics) may have been under counted in 1980, therefore the growth rate may be overestimated.

- Lynwood's population is a relatively young population with a very small population of elderly residents. Currently there are a large number of persons under the age of 13, as well as a large number of persons between the ages of 25 and 44. It is projected that Lynwood will continue to maintain a relatively young population over the next five years. This trend reflects an exodus of seniors, replaced by the immigration of families with school age children.
- During the 1980's, Lynwood experienced a significant increase in its Hispanic population, while Black and White population groups continue to decline. Hispanics represent 70.3% of Lynwood's overall population. Projections indicate Hispanics are expected to attain plurality by the year 2000.
- According to the 1980 Census, 22.7 percent of total housing units were overcrowded units. The demographic conditions in Lynwood indicate the trend toward increased overcrowding will continue. Population and average household size have been increasing since 1970 at a much faster rate than the increase in housing stock resulting in a greater incidence of overcrowding.
- Household incomes in Lynwood are less than that found at the Los Angeles County average. 1989 estimates indicate a 40 percent gap in the per capita income between the City's figures and the County's. 47.2 percent of all Lynwood households can be categorized as low income.
- One-fourth of the total households in Lynwood (14,158) are paying disproportionately high percentage of their income, 30 percent or more, on rents or mortgage costs.
- Although the City offers housing programs, such as residential rehabilitation, as well as referral assistance for residents interested in Section 8 Housing Assistance Program, certain special needs households (large families, female-headed households, seniors, and the disabled) continue to experience housing problems related to availability, affordability and accessibility.

(j) Five Year Projected Housing Needs

The 1988 RHNA has identified the following as future housing needs in the City of Lynwood:

TABLE 12

FUTURE HOUSING NEED BY INCOME CATEGORY

Income Categories	Projected Need Units	% of Total	Units Replaced	**Units Provided	Units Required
<u>Very Low</u> (less than 50% of the County median)	58	12.8	-0-	7	51
<u>Low</u> (50-80% of the County median)	85	18.7	151	—	(-66)
<u>Moderate</u> (80-120% of the County median)	116	25.6	70	—	45
<u>High</u> (more than 100% of the County median)	195	43.0	-0-	—	195
FIVE YEAR (7/89-7/94) FUTURE NEED DWELLING UNITS	454	100.0	221	—	175
TOTAL FIVE YEAR PROJECTED NEED* (less replacement housing)					226

454 total units - 221 units replaced + 7 units provided = 226 units required (51 very low and 175 Moderate and High Income Housing)

*Includes Housing Units Provided from Century Freeway Housing Program and Private Development (see table Replacement Housing 1989-1992)

** Units provided via accessory units in under-utilized R-2 or R-3 property.

The future need projections indicate that the number of low income households in Lynwood should decrease from the current 47.2 percent to 31.5 percent. Lynwood is an older, built-out community, which means housing consideration must be given to those sites which may be suitable for recycling or redevelopment to residential and/or higher density residential uses during the next five years. Due to market constraints, modest growth is anticipated in the City's housing stock during the next five years, unless the City can influence greater recycling of existing under-built areas.

REPLACEMENT HOUSING 1989-1992

TABLE 13

DISTRIBUTION OF UNITS BY INCOME City of Lynwood (1989-92)				CENTURY FREEWAY HOUSING PROGRAM (1989-92)		
Income Group	(1)Construct	(Convert)	(2)Rehab	(3)Conserve	(1)Construct	(2)Rehab
Very Low	-0-	(22)	25	4	-0-	-0-
Low	131		35		20	11
Moderate	56*		15		14	15
Above Moderate	-0-		-0-		-0-	-0-
TOTAL	187		75		34	26

Includes 35 Units Located in Single-Family Zones
not included in Land Use Inventory Area.

II. LAND/HOUSING AVAILABILITY

The City of Lynwood is 70 years old and has experienced a dramatic decline in new construction since 1964. The City is almost fully developed with few vacant parcels available for the construction of new housing. Most of the City's housing stock was built prior to 1960, with the majority built during the 1940's and 1950's. In 1980, Lynwood's housing stock was 14,480 units. In 1990, Lynwood had a housing stock of 14,464 units, representing a decrease of 16 units in ten years. Table 2B which follows provides an inventory of the Lynwood housing stock.

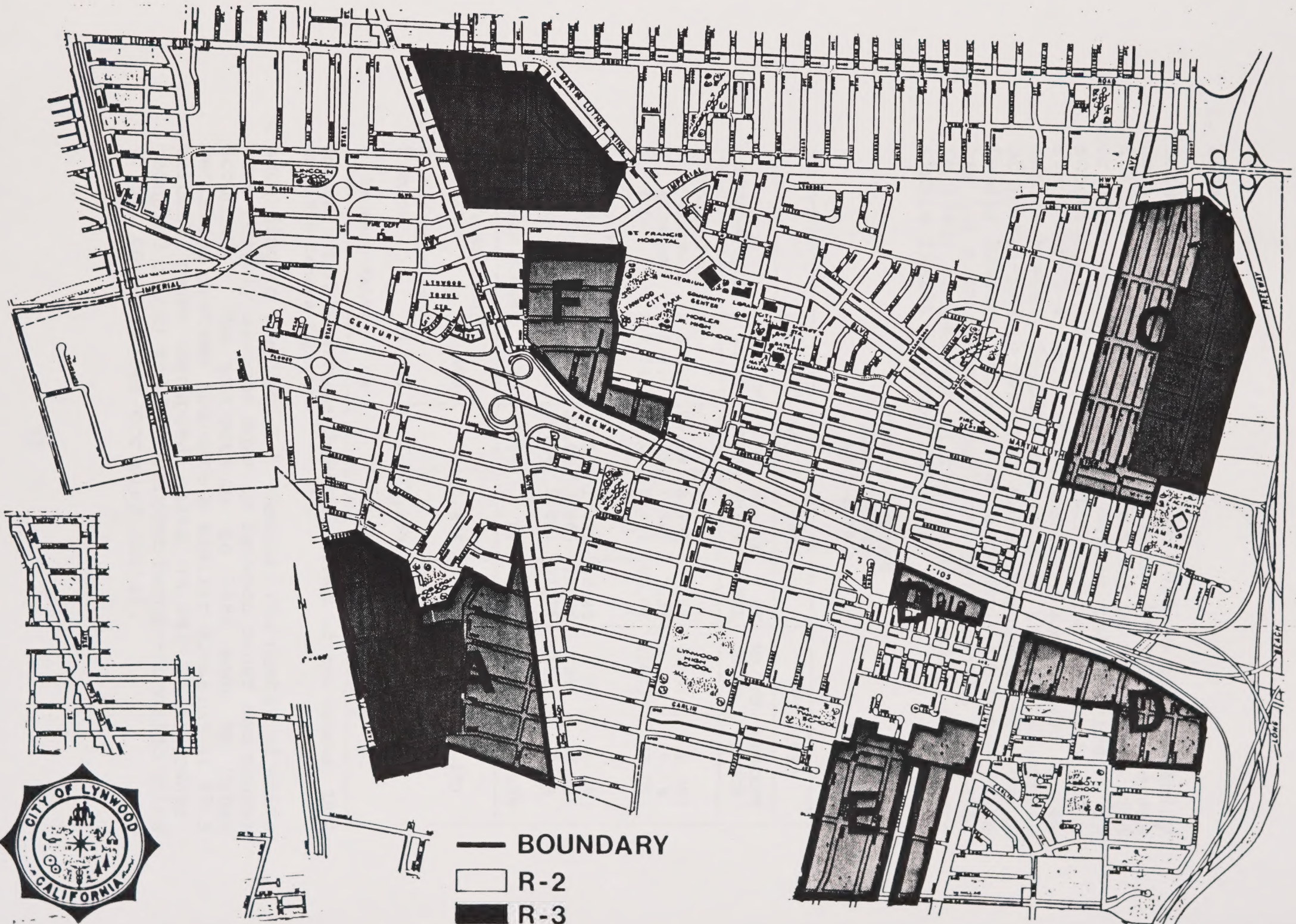
(a) Land Use Inventory

The City has conducted a land use inventory relative to:

- The number of lots on which accessory units could be developed that are currently multi-family zoned yet contain only single-family dwellings and the number of additional units that could be accommodated.
- The number of housing units which can be recycled to higher densities on multi-family zoned property pursuant to the City's General Plan.
- The number of housing units which can be developed on infill lots on multi-family zoned property.
- The number of housing units which can be added through multiple lot assembly on multi-family zoned property.
- The number of units which can be rehabilitated.
- Housing Supply and Condition
 - owner occupancy
 - renter occupancy

A summary of the inventory is presented on the following Tables and Land Use Inventory Maps **A - F** which are located in the Housing Element Revision Appendix.

LAND USE INVENTORY KEY MAP



1. Housing Type/Tenure

Between the period of 1980 and 1989 no single-family detached units were built within the City. Whereas 153 new multi-family units located in structures of 5 or more units were built during this period. In addition, 8 units were added to the City's housing stock of 2-4 unit multi-family housing and 5 new mobile homes. Despite the drop in the actual number of single-family detached units, the number of single-family housing units as a percentage of total units has not significantly declined between 1980 and 1989. In 1980, 59 percent of the total housing units were single-family detached housing.

**CITY OF LYNWOOD
HOUSING TYPE
1980-1990**

Table 14

HOUSING TYPE	1980 (a)		1990 (b)		1980-1990	
	NO. OF UNITS	% OF TOTAL	NO. OF UNITS	% OF TOTAL	NO. OF UNITS	PERCENT CHANGE
Single-Family Detached	8,490	59.0%	8,301	57.5%	(189)	(2.3%)
Attached	1,055	4.0%	1,062	7.3%	7	0.7%
Total	9,545	66.0%	9,363	64.8%	(182)	(2.0%)
Multi-Family 2-4 Units	1,350	9.5%	1,358	9.4%	8	.6%
5+ Units	3,510	24.0%	3,663	25.3%	153	4.1%
Total	4,922	.5%	5,021	34.7%	161	3.2%
Mobile Homes	75	0.5%	80	.5%	5	6.25%
Total Housing Units	14,480		14,464		(16)	(0.1%)
Total Occupied Units	14,046		14,158			
Vacancy Rate	3.0%		2.1%			

Source: U.S. Department Commerce, Bureau of the Census, 1980 and 1990 Census Reports

According to the 1980 U.S. Census, the number of units were roughly divided equally between owner and renter occupied. The projections to 1989 made by Urban Decisions Systems indicate a similar division of 47.5 percent owner occupied units (6,942 total owner-occupied units) and 52.5 percent renter-occupied units (7,673 total renter-occupied units).

**CITY OF LYNWOOD
HOUSING TENURE: 1980-1990**

TABLE 15

TENURE	1980		1990	
	NO. OF HOUSEHOLDS	% OF TOTAL	NO. OF HOUSEHOLDS	% OF TOTAL
Owner-Occupied	7,180	49.4%	6,820	47.0%
Renter-Occupied	6,866	47.2%	7,338	50.5
Total	14,046		14,158	

Source: U.S. Department of Commerce, Bureau of the Census, 1980 and 1990 Census Reports

2. Condition

The condition of much of the housing stock within Lynwood is relatively good despite the fact that much of the inventory is very old. Almost all of the housing inventory was built prior to 1960, with the majority built during either the 1940's and 1950's. There has been a dramatic decline in new construction within the City since 1964.

Approximately 98% of Lynwood's housing units are over 30 years old. Given that the accepted standard for major rehabilitation needs is units over 30 years old, the age of the City's housing stock indicates the potential need for rehabilitation and continued maintenance of a significant portion of the City's housing.

**CITY OF LYNWOOD
AGE OF HOUSING STOCK: 1980**

TABLE 16

YEAR BUILT	NUMBER OF UNITS	PERCENT OF TOTAL
1939 or earlier	2,166	14.9%
1940 - 1949	4,628	32.3%
1950 - 1959	4,703	32.3%
1960 - 1969	2,418	16.6%
1970 - 1974	416	2.8%
1975 - 1978	83	0.6%
1979 - 1980	66	0.5%
Total	14,4803	100.0%

Source: U.S. Department of Commerce, Bureau of the Census.

The City's Housing Assistance Plan identifies 20.5 percent (1,237 units) of Lynwood's owner-occupied units and 21.0 percent (1,246 units) of renter-occupied units as substandard. A significant number of these substandard units are occupied by lower income households. There are areas in Lynwood that are blighted, with concentrations of deteriorating houses and landscape that is not maintained. An estimated 21 percent (522 units) of the substandard units need replacement. Currently, the City administers a housing rehabilitation program that provides home repair loans to those that meet the low/moderate income criteria set forth by the U.S. Department of Housing and Urban Department, for home improvements.

CITY OF LYNWOOD TABLE 17
HOUSING STOCK CONDITION
1988

UNITS	OWNER OCCUPIED	RENTER OCCUPIED	TOTAL
Total Dwelling Units	7,282	7,182	14,464
Substandard Units	1,237	1,246	2,483
Suitable for Rehab	977	984	1,961
Low Income	244	639	883
Need Replacement	260	262	522

Source: City of Lynwood's 1988 Housing Assistance Plan

3. Vacancy Rate

According to the U.S. Department of Commerce, Bureau of the Census, the vacancy rate in Lynwood was 2.5 in 1990. This low rate indicates an excess of housing demand over supply and is consistent with the fact that there is little vacant, developable land in the City. Vacancies are most prevalent among the renter-occupied units; however, the number of vacancies within the City has been dropping since the 1970's.

4. Assisted Housing Inventory

Table 2C "Assisted Housing Inventory" (see Appendix) provides data on the City's housing stock by various government assistance programs. There are 577 tenant-based assisted units, comprised of Section 8 certificates and vouchers in Lynwood. None of the units are single room occupancies.

According to the HAP, 343 elderly households will need rental assistance. Lynwood has a contractual agreement with Los Angeles County's Community Development Commission's Public Housing Authority, authorizing the Los Angeles County to administer the Section 8 rent subsidy program on behalf of the City.

5. New Construction/Infill

A major constraint for new construction is land scarcity. Given the fact that only five (5) percent of land in the City is currently vacant and is either located in the western industrial area of the City or comprised of excess California Department of Transportation properties, there is a scarcity of vacant land in Lynwood. The vacant residentially zoned land totals approximately 8 acres, with 1 acre of this land zoned R-3 and 2 acres zoned R-2. The remaining acres are in the R-1 zone. (See Table 18)

6. Rehabilitation

Both the age of the City's housing stock and information on housing conditions extracted from the HAP report clearly identify substantial rehabilitation needs in the City's rental and owner-occupied housing stock. 1,237 owner-occupied units are designated substandard with 977 suitable for rehabilitation and 1,246 are renter-occupied units with 984 considered suitable for rehabilitation. Up to 522 of the substandard units need replacement. Because of the city's large low-income population there is a substantial need for low-interest and no-interest loans and grants for rehab in Lynwood.

7. Housing for Special Needs

There are three senior citizen apartment housing complex in the City. These units provide housing for low and moderate income seniors. The housing issues relative to the group of residents with special needs may overlap individuals with special needs, including the elderly disabled, large households and individual headed households. Thus, for example, housing availability problems may become greater for a disabled member of a large family, as both income and disability reduces the housing choices.

EXISTING AND PROPOSED CITY-WIDE LAND USES

Land Use	Acreage	% Land	Exist'g Units	% Units	Add'l Units	Description of Projects and Programs	Total Units
Occupied Land & Current Use							
Single Family	750	24.0%	9,363	64.5%	0		9363
Multi-Family	525	16.8%	5,021	34.6%	24	24 SF VLow-Income (Accessory unit buildout capacity)	5045
Mobile Homes	3	0.1%	80	0.6%	0		80
Retail/Commercial	210	6.7%	0	0.0%	120	70 Elderly Sec 202/Rental Apts & 50 Med+ Condos	120
Industrial	234	7.5%	0	0.0%	0		0
Schools	115	3.7%	0	0.0%	0		0
Government	11	0.4%	0	0.0%	0		0
Parks	50	1.6%	0	0.0%	0		0
Institutions	69	2.2%	0	0.0%	0		0
Streets	500	16.0%	0	0.0%	0		0
Highways							0
Century Freeway	490	15.7%	0	0.0%	0		0
Long Beach Freeway	50	1.6%	0	0.0%	0		0
Railroad	18	0.6%	0	0.0%	0		0

Sub-Total	3025	96.8%	14,464	99.6%	144		
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Vacant Land & Current Use							
Residential R-1	5	0.2%	0	N/A	41	1 SF Low-; 3 SF Spec; 3 SF Med+; 28 SF Low-; 6 SF Low-	41
Residential R-2	2	0.1%	0	N/A	16	16 TH, 20% Low-, 80% Mod-Income	16
Residential R-3	1	0.0%	0	N/A	27	27 TH Low-Income	27
Commercial	1	0.0%	0	N/A	140	100 TH Mod-; 40 SF Med-Income	140
Industrial	1	0.0%	0	N/A	0		0
Cent. Fwy Buildable	1	0.0%	0	N/A	8	8 SF Mod-Income	8
Cent. Fwy Not Buildable	10	0.3%	0	N/A	0	N/A	0
Vacant/Abandoned Bldgs(306)	80	2.6%	61	0.4%	15	15 Low-Income Rental Apartments	61

Sub-Total	101	3.2%	61	0.4%	247		
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Total Housing Units **14,901**

Total	3126	100.0%	14,525	100.0%	391		
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Net Habitable Units **14,855**

Source: City of Lynwood Planning and Housing Divisions
Yina Moore Davis, Consultant

8. Summary of Findings/Issues

The following are the major issues and findings that emerge from the market analysis and inventory:

- Lynwood has experienced very little growth in its housing inventory since 1964. This slow growth has contributed to a low vacancy rate (2.5%) and household overcrowding.
- Approximately 98% of Lynwood's housing units are over 30 years old, indicating the potential need for rehabilitation of a substantial portion of the City's housing stock.
- The Housing Assistance Plan indicates that 20.5 percent of the owner-occupied housing stock and 21.0 percent of the renter-occupied housing stock is in need of rehabilitation.
- Based upon resident incomes (1980 Census) and average housing costs, about 60 percent of the City's population cannot afford the average priced home in Lynwood.
- The average market rents for 2-bedroom and larger units are not affordable to the City's very low income households.

(b) Zoning Consistency

In August, 1990, the City adopted the Lynwood General Plan. All property land use in the inventory areas is currently in conformance with the City's General Plan.

Housing production as it relates to inconsistencies between the General Plan and current zoning is not a significant issue. The Land Use Inventory has surfaced the areas (A-F Appendix) most likely to be recycled to higher density development. These areas are zoned consistent with the General Plan, but are not developed to maximum capacity. Beyond the areas inventoried, there are certain zoning and land use inconsistencies. Thus, pursuant to City Planning Commission directive, the Planning Department will initiate a City-wide Zoning Consistency Program over the next year. The Program is envisioned as an eight step process involving staff and contract services over a four month period. The Planning Division is currently working with the City Planning Commission to prioritize the projects outlined in the Annual Work Program and determine the timing for implementation of the Zoning Consistency Program.

Therefore, zoning inconsistency is not a primary issue in the development of affordable housing in the City.

(c) Development Patterns in Previous Years

The City has developed as a residentially centered community of single family dwellings. Much of the housing stock was constructed prior to 1960. Single family development comprises most City land use. Approximately 750 acres of the City is single-family housing whereas approximately 525 acres is comprised of multi-family housing. Commercial, industrial, open space, public facility and circulation (freeways and street networks) comprise 210, 234, 50, 126, and 1040 acres of City land respectively. (See Table 18, "Existing and Proposed City-Wide Land Uses")

The Century Freeway had a dramatic impact upon the housing stock and the development patterns of the City. Over 1,199 single family homes were lost with construction of the Freeway. However, the Freeway which is scheduled to open in 1993 will present economic opportunities which will affect area housing and commercial development opportunities.

The City's circulation system is not fully dedicated to current standards in many older residential areas. In some residential neighborhoods, the street grid system has created very narrow lots which are inefficient and dissuade recycling to higher density development. As the City develops with greater concentrations of commercial and service oriented uses, it is expected that the housing stock will recycle toward greater densities. (See Lynwood General Plan and Zoning Categories Table.)

(d) Recycling Development Potential

As part of the resolution of the issue of satisfying the housing needs of all economic segments of the community, the City will encourage recycling property to higher designated land use categories in conformance with the adopted General Plan. According to the Land Use Inventory, sites with potential for recycling to higher densities are located in the R-2 and R-3 zones which are dispersed in several areas of the City. The R-2 zone classification will permit development of townhouse and cluster housing at a maximum of 14 units per acre and the R-3 zone classification will permit development of multi-family housing at a maximum of 18 units per acre. R-2 zoned property comprises 325 acres and R-3 zoned property comprises approximately 200 acres of the City.

R-2 Zoned Properties

The inventory of R-2 zoned property in the City reveals that 31.74 acres of R-2 property is not developed to the maximum allowable density under General Plan regulations. This represents approximately 8.6% of all R-2 zoned property in the City. Under current planning standards approximately 362 units of R-2 zoned property can be added to the City's housing stock. This would represent a 2.4% increase in the total number of R-2 units in the City. (See Table 19 "Maximum Development R-2 Development" Table.) In addition, up to 24 accessory housing units can be developed through building conversion programs where property is underdeveloped to accommodate the City's very low income housing needs.

MAXIMUM R-2 DEVELOPMENT

TABLE 19

AREA	UNITS RECYCLED	UNITS INFILL	GROSS UNITS	NET LOSS EXISTING UNITS	TOTAL NET GAIN	TOTAL ACRES
A	35	13	48	11	37	3.3
B	N/A	N/A	N/A	N/A	N/A	N/A
C	0	0	0	0	0	0
D	74	16	90	20	70	6.43
E	211	23	234	38	196	16.81
F	59	13	72	13	59	5.2
TOTALS	379	65	444	82	362	31.74

R-3 Zoned Properties

The inventory of R-3 zoned property reveals that 26.9 acres of R-3 property is not developed to the maximum allowable density under General Plan regulations. This represents approximately 11.2% of all R-3 zoned property in the City. Under current planning standards approximately 377 units of R-3 zoned property can be added to the City's housing stock. This would represent a 2.6% increase in the total number of R-3 units in the City. (See Table 20, "Maximum R-3 Development")

Planned Residential Development

Section 25-4.8 of the Lynwood City Code provides for the Planned Residential Development (PRD) Zone which permits flexibility in the design of large scale planned residential development. Pursuant to the (PRD) section regulations, it is permissible to develop up to the R-2 density. The PRD is a "floating zone" and is not designated on the General Plan Map. The PRD designation requires a minimum of one acre for development. The City has identified three areas for potential PRD development. The site, partially located within a designated Redevelopment Project Area, contains approximately 10.5 acres and could accommodate up to 147 units under the General Plan. Additionally, the housing inventory has identified two other potential areas with underdeveloped contiguous properties in excess of one acre. The areas, zoned R-2, contain 9.2 total acres and would accommodate up to 127 units under the General Plan. Thus a total of approximately 280 units could be added to the City's R-2 housing stock under the PRD zone. (See Inventory Map and Table 21, "Maximum Units - Planned Residential Development")

The potential to recycle existing R-3 zoned properties may be accelerated with City involvement and by current developer interest in constructing market rate single-family housing. Some Lynwood residents may consider the "move-up" potential of selling their homes and seeking housing in newly constructed single family developments. The City's land use policies may provide developer impetus toward assembling costs.

*Total residual number of DU's of aggregated of parcels - See Table 22

MAXIMUM R-3 DEVELOPMENT (RECYCLED + INFILL) TABLE 20

AREA	UNITS RECYCLED	UNITS INFILL	GROSS UNITS	NET LOSS EXISTING UNITS	TOTAL NET GAIN	TOTAL ACRES
A	148	29	177	22	155	9.93
B	67	0	67	18	49	3.73
C	220	0	220	52	168	12.92
D	N/A	N/A	N/A	N/A	N/A	
E	N/A	N/A	N/A	N/A	N/A	
F	7	0	7	2	5	0.41
TOTALS	442	29	471	94	377	26.99

MAXIMUM UNITS PLANNED RESIDENTIAL DEVELOPMENT TABLE 21

AREA	ZONE	UNITS	ACRES	EXISTING	NET TOTAL
A					
B					
C					
D	R-2	57	4.1	13	44
E	R-2	212	15.2	32	180
F					
TOTALS		269	19.3	45	224

(e) Housing of Displaced Residents in Recycled Areas

The proposed recycling of R-2 and R-3 zoned sites are generally single-family, owner occupied properties. Lynwood is a City largely comprised of single-family dwellings with long tenures of home ownership. Homes tend to be owned and not rented in the City. It is expected that the single-family homeowners who sell their properties at market rate will obtain alternative housing in the City from the proceeds of the sales. These residents may choose to relocate in rental housing or purchase single family homes. Therefore it may be possible for residents displaced in recycled areas to remain in Lynwood.

(f) Development Sites for Low Income Housing

Infill housing development is described as the development of new housing on scattered vacant sites in the City. The City is largely built out and there are not large numbers of sites for infill development. The inventory has identified nine infill development sites on standard lots throughout the City. Additionally, 38 sites have been identified for recycled development. These lots could be assembled into 25 larger development sites on R-3 zoned property and 13 larger development sites on R-2 zoned property for low income housing development. These sites are located throughout the City's multi-family zoned property. In addition, utilizing a system of development bonuses, the City could obtain additional R-3 development to satisfy low income housing needs. (See Section VI, Programs.) In addition, up to 24 very low income units can be provided as Accessory Units on twelve R-2 or R-3 zoned properties through an Accessory Unit Program. See Proposed Projects and Accessory Unit Map, Maximum Number of Housing Units Utilizing Existing Residentially Zoned Land, Table 22; and Existing and City-wide Land Uses, Table 18.

(g) Identification of the Number of Development Sites

The Land Use Inventory identifies a number of sites for potential development through recycling, infill or land assembly to achieve greater development efficiencies. The development sites and the potential number of units which could be developed are identified on the Land Use Inventory Maps. A total of over 200 individual sites could be recycled to maximum allowable development under the General Plan. The Inventory identifies approximately 30 potential infill sites in Target Areas A through F, and 45 parcels which could be assembled to achieve greater efficiency as larger development sites. The recycling of R-3 sites to more efficient land use and greater density could result in 442 dwelling units in conformance with the maximum densities permitted under the General Plan. (See Land Use Inventory Maps A through F; Net Housing Unit Gains/Recycled & Infill, Table 24)

**MAXIMUM NUMBER OF HOUSING UNITS
UTILIZING EXISTING RESIDENTIALLY
ZONED LAND**

TABLE 22

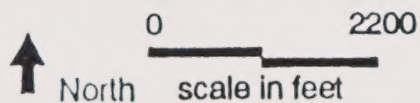
	R-2	R-3	PRD	ACCESSORY UNITS*	TOTALS
Number of Units Based on Current zoning	362	377	224	24	987
Number of units based on Density Bonuses	453	471	280	24	1228

* Note: Accessory Unit Program numbers are estimated on the number of existing R-2 and R-3 lots of sufficient size and appropriate location for adding accessory unit(s).



City of Lynwood

- PAL Approved Projects
- City Priority Projects
- ▲ Accessory Unit Locations



Proposed Projects and Accessory Unit Locations

(h) Current or Proposed Development Incentive Programs to Ensure Land Will be Recycled to Higher Densities

The City currently has a program to provide incentives to achieve greater efficiency in land assembly under the Planned Residential Development Zone (PRD) zone established in the Lynwood Code. Pursuant to Section 25-4 d2 of the Lynwood Code, a density bonus is permitted for up to twenty-five percent of the allowable density under the General Plan. The potential exists for a maximum of 219 units to be developed as PRD projects that recycle land to higher densities.

The City of Lynwood owns 15 mostly vacant parcels that are suitable for residential development. The city has begun an aggressive program designed to encourage private development of these parcels and on a project-by-project basis provides various resources to assist in adding to the affordable housing stock. See Table 23, "City-Owned and Agency-Owned Vacant Residential Land".

(i) Environmental Impact Review of Service Capacity for Full Buildout

The Revised Housing Element would add approximately 1200 dwelling units to the existing housing stock. The realization of the planning proposals for full buildout would result in the loss of a maximum of 186 dwelling units housing approximately 688 persons. The conversion to higher land use densities would be largely encouraged through participation in voluntary incentive programs. However, approximately 85 persons in 23 dwelling units could be displaced by the development of a Planned Residential Development in Area E.

According to the Addendum to the Final EIR of the city of Lynwood General Plan: 1992 Revised Housing Element, no significant impact would occur to transportation due to the dispersion of traffic that scattered site development presents. Services such as fire, safety and schools have pre-existing shortages and therefore, the additional dwelling units will have no significant impact on these services.

CITY-OWNED AND AGENCY-OWNED VACANT RESIDENTIAL LAND

	Parcel Number	Location	Size Sq. Feet	Zoning	Current Use	Est. Value	Status	Potential Use	#Units Proposed
City-Owned									
1	6189-19-900	Olanda Street/ Orchid Street	5,663	R-3	Vacant Land	\$67,956	Available	3 Multi-family units	0
2	6169-14-901	Esther Street	10,019	R-1	Water Pump	\$80,152	Available	2 Single-family residence	0
3	6168-12-906	El Segundo Blvd/ Alpine Street	24,848	R-2	Vacant Land	\$248,480	Available	8 Multi-family units	0
4	6169-14-903	Esther Street/ Bellinger Street	37,887	R-1	Vacant Land	\$303,176	PAL approved	Sites 4, 5, and 6 and additional land due to discontinuation of Esther Street assembled as one contiguous site approx = 2ac. x100% dens. bonus	27
5	6169-16-900	Esther Street/ State Street	40,075	R-1	Vacant Land	\$320,600			
6	6169-16-901	Esther Street/ State Street	3,920	R-1	Vacant Land	\$31,360			
7	6170-10-900	Fernwood Avenue/ Sante Fe Avenue	3,600	R-1	Vacant Land	\$28,800	PAL approved	Single-family residence under construction	1
8	6170-14-901	Sante Fe Avenue/ 108th Street	3,485	R-1	Vacant Land	\$27,880	Available	Single-family residence	0
9	6171-21-901	Linbergh Avenue/ Lynwood Road	4,792	R-1	Vacant Land	\$38,336	PAL approved	Single-family residence proposed	1
10	6171-21-902	Lynwood Road/ Linbergh Avenue	4,792	R-1	Vacant Land	\$38,336		Single-family residence proposed	1
11	6171-21-903	Lynwood Road/ Linbergh Avenue	4,792	R-1	Vacant Land	\$38,336		Single-family residence proposed	1
12	6174-8-900	Thorson Avenue/ Century Fwy	3,800	R-2	Tank	\$30,400	Available	Single-family residence	0
13	6175-9-900	Lynwood Road/ First Street @ Fwy	51,836	C-2	Vacant Land	\$518,360	Available	8 Single-family residenc.	0
Agency-Owned									
14	6171-12-900	Redwood Avenue/ State Street	43,560	C-2	Vacant Land	\$435,600	PAL reviewed	8 Single-family residence	8
15	6174-8-901	Muriel Avenue/ Thorson @ Fwy	36,591	R-2	Vacant Land	\$365,910	Available	11 Multi-family units	0
TOTALS			279,660	S.F.		\$2,573,682			39
			6.42	Acres					

Source: City of Lynwood Community Redevelopment Department
Yina Moore Davis, Consultant

According to the Addendum EIR, approximately 300,000 additional gallons of sewage would be generated annually by an estimated 4,500 new residents with approximately 8,000 tons of solid waste generated annually. It is anticipated that sewer and solid waste disposal facilities have adequate capacity for the new residents, however the existing storm drainage systems are in need of upgrading, with or without additional development.

The additional 1,200 units associated with the buildout capacity analysis would contribute to the need for additional utilities within the City of Lynwood and would result in a need for improvements at an earlier date due to the increased rate of development. It is anticipated that the new population would also generate and need for an additional 11 acres of recreational park area.

1.2.2.2. Additional Solid Waste Facilities

The land use plan for the City of Lynwood is a 10-year plan that provides for the development of the City of Lynwood in a manner that is consistent with the City's long-term goals and objectives. The plan includes a variety of land use designations, including residential, commercial, industrial, and recreational. The plan also includes a variety of development standards, including density, height, and setbacks. The plan is intended to guide the City's development decisions and to ensure that the City's development is consistent with its long-term goals and objectives.

1.2.2.3. Additional Storm Drainage Facilities

Area	Storm Drainage Facilities	Storm Drainage Facilities	Storm Drainage Facilities	Storm Drainage Facilities	Storm Drainage Facilities
A	100	100	100	100	100
B	100	100	100	100	100
C	100	100	100	100	100
D	100	100	100	100	100
E	100	100	100	100	100
F	100	100	100	100	100
TOTALS	600	600	600	600	600

(j) Net Housing Unit Gains in Recycled Areas

The Land Use Inventory identifies a total of 929 units which can be recycled and 94 units that could be achieved on R-2 and R-3 zoned property to maximum allowable density under the General Plan. There are currently 176 existing dwelling units on these multi-family zoned properties. Thus a net housing unit gain of 743 units could be achieved through recycling of these properties to maximum allowable densities under the General Plan. There are a total of approximately 30 vacant parcels which total approximately 3.4 acres available for infill as opposed to recycling to higher density. (See Table 24, Net Housing Unit Gains/Recycled & Infill and Existing and Proposed City-Wide Land Uses)

(k) Accessory Unit Potential

The land inventory identifies 12 existing R-2 and R-3 properties for the addition of one or more accessory units. These sites which are underdeveloped for R-2 and R-3 zoning have been identified for redevelopment as an alternative to recycling to produce 24 additional accessory housing units on scattered sites throughout the City. These sites have not been included in the housing recycling estimates and include two contiguous parcels which alternately could be available for recycling. (See Table 25, "Potential Accessory Units and Redevelopment Target Area Locations") The activity of the accessory unit program is dependant, in part, on the tenancy and ownership status of the identified properties. The accessory program relies on aggressive code enforcement in an effort to ensure safe and habitable conditions are present in the existing unit(s) and reduce overcrowding.

NET HOUSING UNIT GAINS/RECYCLED & INFILL

TABLE 24

AREA	UNITS RECYCLED # Units	UNITS INFILL	GROSS UNITS	NET LOSS # Existing Units	TOTAL NET GAIN
A	183	42	225	33	192
B	67	0	67	18	49
C	220	0	220	52	168
D	74	16	90	20	70
E	211	23	234	38	196
F	66	13	79	15	64
TOTALS	821	94	915	176	739

TABLE 25

POTENTIAL ACCESSORY UNITS AND REDEVELOPMENT TARGET AREA LOCATIONS

Address	Existing Zoning	Existing # of Units on Lot	Additional Unit Potential						Total Add'l Units
			Target Area A	Target Area B	Target Area C	Target Area D	Target Area E	Target Area F	
1 3163 Banning Avenue	R-2	1	4						4
2 3301 Magnolia Avenue	R-2	1	2						2
3 3303 Magnolia Avenue	R-2	1	2						2
4 12440 Santa Fe Avenue	R-3	2	1						1
5 3227 Euclid Avenue	R-3	1	2						2
6 3231 Euclid Avenue	R-3	1	2						2
7 3335 Alma Avenue	R-3	1		1					1
8 3373 Alma Avenue	R-3	1		3					3
9 11830 Wright Road	R-3	1				2			2
0 11832 Wright Road	R-3	1				1			1
1 12608 Harris Avenue	R-2	1					2		2
2 3513 Beechwood Avenue	R-3	1						2	2
TOTALS		13	13	4	0	3	2	2	24

Source: City of Lynwood Planning Department

(1) Summary of Units Required/Units Provided Through Recycling Rehabilitation and Infill Development

The findings of the Draft Housing Element Revision (Land Use Inventory) and the Draft CHAS relative to the number of units to be recycled, rehabilitated or developed on infill lots can be summarized as follows:

There are a total of 14,464 dwelling units in the City, with 2,483 dwelling units in substandard condition. 1,961 of the substandard units are suitable for rehabilitation and 522 units require replacement. In addition to replacement of existing substandard units, it is anticipated that an additional 226 units will be required to accommodate future housing needs as defined in the 1988 Regional Housing Needs Assessment. Thus, up to 748 units of replacement and new construction have been projected to accommodate housing needs over the next five years. The overall housing shortage is exacerbated by conditions of overcrowding.

The City is committed to meeting it's housing needs through:

- Programs of recycling to achieve higher allowable densities permitted under the General Plan,
- Provisions of density bonus permitted under the Lynwood City Code,
- Infill development,
- Building rehabilitation programs including 2nd or accessory units on multi-family zoned property.

A maximum of 1,228 units could be added to the City's housing stock through a combination of programs utilizing existing residentially zoned land. (See Table 22 "Maximum Number Housing Units Utilizing Existing Residentially Zoned Land") Thus, both the net number of units requiring replacement (522) and the number of units required for projected growth (266*) could be accommodated through a comprehensive housing rehabilitation and recycling program.

*less units already provided

III. FINANCING AVAILABILITY

The City is committed to meet its housing objectives commensurate with the City's General Plan through the use of land assembly programs and development incentives to encourage housing development and rehabilitation. Local banks currently operate independently of the City's housing programs and housing needs, in as much as each bank has its own established criteria in the evaluation and the approval of loans.

The City, through the Partnership for Affordable Living program, has made efforts to facilitate greater opportunities for banks to participate in meeting the housing goals and objectives of the City of Lynwood. In order to create a cooperative development atmosphere and minimize the impediments to developers and homeowners who may seek financing, the City will provide incentives and bonuses designed to stimulate investor interest. Preliminary commitments have already been received from local financial institutions to provide a combination of construction and take-out loans for several proposed projects.

Mutual participation and cooperation between the local banks and the City of Lynwood is essential in the realization of the City's housing objectives, especially in the approval of new construction loans. The City contacted five major lenders within the community to determine the availability of financing as a potential constraint under the Community Reinvestment Act (CRA) and the Home Mortgage Disclosure act (HMDA). The banks contacted were:

Bank of America
Security Pacific
Home Bank
First State Bank
World Savings

The Community Reinvestment Act of 1977 (CRA) was designed to encourage and formalize financial institution assistance to the communities they serve with special emphasis on low and moderate-income sectors. Each of the above banks provided the City with maps that generally describe their lending areas and the types of loans that they typically provide. The financial institutions indicated that consumer loans, business loans, real estate loans, and other adjustable varied loans for low and moderate-income families seeking to expand or purchase their first homes were made available to the community.

Although the financial institutions offer numerous plans to aid those with low to moderate income, the banks indicate that the majority of all loans applied and approved for low and moderate-income residents are refinances rather than loans for first time home buyers and home improvement loans. The least applied for loan type as indicated by local lenders are loans for new construction.

The Home Mortgage Disclosure Act (HMDA)

Under the HMDA local financial institutions are required to disclose the number, amount and location of mortgage and rehabilitation loans originated or purchased. The City's request to obtain information on the HMDA yielded results only from the Bank of America. Other banks did not provide information requested by the City. The table on the following page summarizes the disposition of loan applications in Lynwood for the year 1990 by the Bank of America. The lending activity practices of local lending institutions also effect new construction in the City. According to Bank of America and Security Pacific, lending activities in the City are currently very slow. The present state of the economy has had a significant impact on the rate at which individuals are purchasing and selling real estate.

(a) Financing Availability and Prevailing Interest Rates

The current real estate market dictates the type of loans that are sought. Currently refinancing is the most popular. Local banks offer several programs and types of loans to accommodate borrower needs.

(b) Availability of Financing for Construction Loans for all Income Groups

The banks will have to provide greater incentives under their new construction loan programs. The availability of loans for new construction will play a key role in the conservation, recycle and infill in the City programs to obtain additional housing units.

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LOANS PURCHASED 1990

TABLE 26

CENSUS TRACT OR COUNTY NAME (STATE/COUNTY/TRACT NUMBER)	LOANS ON 1 TO 4 FAMILY DWELLINGS								LOANS ON MULTI- FAMILY DWELLING FOR 5 OR MORE FAMILIES (HOME PURCHASE AND HOME IMPROVEMENT) E		NONOCCUPANT LOANS ON 1-TO-4 FAMILY DWELLINGS FROM COLUMNS A,B,C AND D F	
	HOME PURCHASE LOANS				REFINANCING OF HOME PURCHASE LOANS C		HOME IMPROVEMENT LOANS D					
	FHA, FMNA, AND VA A		CONVENTIONAL B									
	NUMBER	AMOUNTS (\$000's)	NUMBER	AMOUNTS (\$000's)	NUMBER	AMOUNTS (\$000's)	NUMBER	AMOUNTS (\$000's)	NUMBER	AMOUNTS (\$000's)	NUMBER	AMOUNTS (\$000's)
CA/LOS ANGELES			3	293								

DISPOSITION OF LOAN APPLICATIONS

TABLE 27

CENSUS TRACT OR COUNTY NAME AND DISPOSITION OF APPLICATION (STATE/COUNTY/TRACT NUMBER)	LOANS ON 1 TO 4 FAMILY DWELLINGS								LOANS ON MULTI- FAMILY DWELLING FOR 5 OR MORE FAMILIES (HOME PURCHASE AND HOME IMPROVEMENT) E	NONOCCUPANT LOANS ON 1-TO-4 FAMILY DWELLINGS FROM COLUMNS A,B,C AND D F		
	HOME PURCHASE LOANS				REFINANCING OF HOME PURCHASE LOANS C		HOME IMPROVEMENT LOANS D					
	FHA, FMNA, AND VA A		CONVENTIONAL B									
	A		B		C		D					
	NUMBER	AMOUNTS (\$000's)	NUMBER	AMOUNTS (\$000's)	NUMBER	AMOUNTS (\$000's)	NUMBER	AMOUNTS (\$000's)			NUMBER	AMOUNTS (\$000's)
CA/LOS ANGELES												
LOANS ORIGINATING	1	126	8	734	13	992	23	695			4	241
APPLICATION APPROVED, NOT ACCEPTED			9	899	10	769	24	510			2	161
APPLICATION DENIED			1	94			4	152				
APPLICATION WITHDRAWN							4	82				
FILES CLOSED FOR INCOMPLETENESS												

CITY OF LYNWOOD/NO. & TYPE OF LOANS

TABLE 28

LENDER	NEW. CONST.	REHAB.	LOAN/PER \$1,000	LOAN NUMBERS
Bank of America	0	53	1,437	53
First State Bank**	N/A	N/A	N/A	N/A
Home Bank	N/A	N/A	N/A	N/A
Security Pacific *	N/A	N/A	N/A	N/A
World Savings	N/A	N/A	N/A	N/A

* Now part of Bank of America
 ** Does not offer Mortgage Loans

LOANS PURCHASED 1990

TABLE 26

CENSUS TRACT OR COUNTY NAME (STATE/COUNTY/TRACT NUMBER)	LOANS ON 1 TO 4 FAMILY DWELLINGS								LOANS ON MULTI- FAMILY DWELLING FOR 5 OR MORE FAMILIES (HOME PURCHASE AND HOME IMPROVEMENT) E		NONOCCUPANT LOANS ON 1-TO-4 FAMILY DWELLINGS FROM COLUMNS A, B, C AND D F	
	HOME PURCHASE LOANS				REFINANCING OF HOME PURCHASE LOANS C		HOME IMPROVEMENT LOANS D					
	FHA, FMNA, AND VA		CONVENTIONAL									
	A		B									
	NUMBER	AMOUNTS (\$000's)	NUMBER	AMOUNTS (\$000's)	NUMBER	AMOUNTS (\$000's)	NUMBER	AMOUNTS (\$000's)	NUMBER	AMOUNTS (\$000's)	NUMBER	AMOUNTS (\$000's)
CA/LOS ANGELES			3	293								

DISPOSITION OF LOAN APPLICATIONS

TABLE 27

CENSUS TRACT OR COUNTY NAME AND DISPOSITION OF APPLICATION (STATE/COUNTY/TRACT NUMBER)	LOANS ON 1 TO 4 FAMILY DWELLINGS								LOANS ON MULTI- FAMILY DWELLING FOR 5 OR MORE FAMILIES (HOME PURCHASE AND HOME IMPROVEMENT) E	NONOCCUPANT LOANS ON 1-TO-4 FAMILY DWELLINGS FROM COLUMNS A,B,C AND D F		
	HOME PURCHASE LOANS				REFINANCING OF HOME PURCHASE LOANS C		HOME IMPROVEMENT LOANS D					
	FHA, FMNA, AND VA		CONVENTIONAL									
	A		B									
	NUMBER	AMOUNTS (\$000's)	NUMBER	AMOUNTS (\$000's)								NUMBER
CA/LOS ANGELES												
LOANS ORIGINATING	1	126	8	734	13	992	23	695			4	241
APPLICATION APPROVED, NOT ACCEPTED												
APPLICATION DENIED			9	899	10	769	24	510			2	161
APPLICATION WITHDRAWN			1	94			4	152				
FILES CLOSED FOR INCOMPLETENESS							4	82				

CITY OF LYNWOOD/NO. & TYPE OF LOANS

TABLE 28

LENDER	NEW. CONST.	REHAB.	LOAN/PER \$1,000	LOAN NUMBERS
Bank of America	0	53	1,437	53
First State Bank**	N/A	N/A	N/A	N/A
Home Bank	N/A	N/A	N/A	N/A
Security Pacific *	N/A	N/A	N/A	N/A
World Savings	N/A	N/A	N/A	N/A

- * Now part of Bank of America
- ** Does not offer Mortgage Loans

IV. CITY LAND USE CONTROLS/LAND USE AND ZONING CONSTRAINTS

The City has examined housing availability and affordability relative to local land use regulations. These governmental constraints include:

- Land Use Regulations & Zoning
- Building Codes & Code Enforcement
- On-Site & Off-Site Improvements
- Fees & Exactions
- Permit Processing Requirements

(a) Land Use Regulations & Zoning

City land use policy is prescribed by the adopted Lynwood General Plan and the Lynwood City Code. The General Plan sets out goals, policies, programs and a map indicating planned land use for the City. The Lynwood City Code provides a compilation of the regulations effecting property use in the City. These documents determine the nature and extent of development in Lynwood. The General Plan has designated the quantity and location of commercial, residential, industrial, open space, public facilities and transportation. Lynwood has largely developed as a single-family based City. (See Section 2c, Development Patterns in Previous Years.) The Plan designates 609 acres of multi-family development and 1,251 acres of single-family development. Although the number of acres of single-family development exceeds the acreage allocated for multi-family development, it is consistent with development patterns in neighboring cities and current zoning is generally consistent with planned land use in the Land Use Inventory areas (A-F) (See Section 2)

The City continues to process applications for a variety of projects from single-family to multi-family development. These project rent or sell at fair market levels which are substantially lower than median values elsewhere in the County, but still exceed rental or sale prices which would be affordable for a significant part of the City's population. (See Section 2 (i) Housing Affordability). Thus Lynwood's land use policies and zoning do not necessarily provide a constraint upon the development of multi-family housing, however, they do not ensure the development of affordable housing due to issues external to land use regulation in the City. These issues tend to be regionally based and include the price of land, construction cost and the relative income of Lynwood residents.

Nevertheless, the City can take a proactive position toward specific programs which facilitate greater land assembly and efficiency to create development economies which may result in increased numbers of affordable housing units. These programs are discussed more fully in Section 2 (j) and in Section 5 (Quantified Objectives). Projects initiated by the LRA and receiving disposition and development agreements do not replace entitlement programs. Projects such as the proposed Section 202 elderly housing cited within a redevelopment area however, can be facilitated through the provision of higher densities and others, such as a proposed PRD, can be facilitated through density bonuses and a change in use permit. The Lynwood Redevelopment Agency might also consider the creation of an overlay zone within appropriate redevelopment areas that would allow for mixed-use development to meet the goals and objectives of the City.

In 1988, the City enacted a moratorium on multi-family housing, prior to the adoption of the General Plan in August, 1990. The moratorium was intended to provide time for the City to formulate design and development standards for multi-family development. The moratorium is no longer in effect. Following adoption of the General Plan, the City determined that a Zoning Consistency Program would be required to bring all property zoning into Plan conformance. In December, 1991, a Draft Work Program for the City Planning Department was prepared to establish a zoning consistency program. The Planning Commission is currently prioritizing projects in the Work Program. It is important to note most parcels in the Land Use Inventory (Area A-F) are consistent.

The City is currently reviewing proposals for a total of 391 housing units through the PAL program that include 70 elderly rental units. Another 18 units comprised of 15 low-income rental apartments and 3 residences for the developmentally disabled are proposed outside of the PAL program. Proposed projects include those sponsored by the Lynwood Redevelopment Agency, those initiated by non-profit development entities, or projects proposed by private developers.

Through the PAL Program, the City has taken a proactive role in the identification of development opportunities through distributing the inventory of City-owned and Agency-owned properties and a listing of other vacant properties. The City is also an active participant in the development process through allocating its resources and assets to proposed projects, providing technical assistance in preparing proposals, creating partnerships that strengthen the capacity of the development team and ensure the success of the project, securing a reasonable return on the City's investment, establishing a citizen review process that builds consensus for each project, and streamlining permitting processes.

(b) Building Height Limitations

The City currently maintains a 35 foot height limitation on development. Due to the original patterns of development, it is unlikely that the City will increase building heights to accommodate increased density for commercial or residential development. Height limitations are not considered a limitation on the construction of affordable housing units, particularly when considering the number of units which can be developed through recycling and infill development. (See Sections 2(d) through 2(j))

(c) Parking Requirements

The City's parking regulations are not overly restrictive. Under the Lynwood City Code, the City requires two covered parking spaces for single-family development and two spaces per unit and three guest parking spaces per ten units for multi-family developments. The standards are intended to rationalize parking within the City and are not unusual or excessive relative to adjacent cities. It may be possible to develop revised parking standards adjacent to mass transit facilities which are constructed as part of the Century Freeway, however specific planning programs will need to be initiated for these select areas. The City envisions preparing a plan for the Green Line Transit Station area.

(d) Building Codes & Code Enforcement

The City of Lynwood adopted the 1982 Uniform Building Code in 1984, which establishes minimum construction standards necessary to protect the public health, safety and welfare. In the near future the City intends to adopt a more updated version of the Uniform Building Code.

(e) Permit Processing and Fees

The permit process in the R-2 (Two-Family) and the R-3 (Multi-Family) zones require review by both the Site Plan Review Committee and the Planning Commission. A Conditional Use Permit (C.U.P.) is required of all proposed units in the above stated zones. Conditional Use Permits require an initial review and approval by the Site Plan Review Committee, comprised of various intra-departmental staff members, and the Planning Commission, which reviews and takes action upon the recommendation of the Site Plan Review Committee at regularly scheduled monthly meetings. The time frame for the review process is as follows:

1. Applicant contacts Planning division and obtains Development Standards and Zoning information and general requirements for the proposed project ie; permitted uses, setbacks, lot coverage, parking, etc.
2. Day 1 Applicant submits preliminary or concept site plan to the Planning division for review to determine compliance with the minimum Development Standards and Zoning requirements as discussed in step one above for a 48 hour review.
3. Day 3 Staff contacts applicant with comments on the proposal and if any, corrections. If corrections are extensive the applicant must resubmit for another 48 hour review. The days at this point depend on the extent of plan corrections and the applicants ability and commitment to make the necessary corrections.
4. Day 7 The applicant resubmits to address any corrections established in the preliminary 48 hr. review. Typically, three days is the time taken by the applicants to make the necessary adjustments to their plans therefore, day seven is assumed.
5. Day 9 Assuming applicant meets all the minimum requirements and other Development Standards the applicant files the application for Site Plan Review and a Conditional Use Permit and pays appropriate fees. The deadline to apply for discretionary (CUP) review is typically the second Thursday of the month. The first day of the discretionary process begins when an application is accepted and filed. It is at the time of filing that the applicant is assigned a case number and is given dates to appear before the Site Plan Review (SPR) Committee and the Planning Commission. The Site Plan Review Committee meets on the last Thursday of the month in which the application was filed and the Planning Commission meets on the second Tuesday of the month proceeding the month of filing.

6. Day 14 Site Plan Review is held. The meeting is conducted by staff from various City departments and with the applicant where the applicant is given a list of conditions that must be complied with to obtain approval. The conditions range from on-site to off-site improvements. The Site Plan Review Committee either approves the proposal and recommends approval to the Planning Commission subject to the specified conditions or requires changes that must be addressed before the proposal may be forwarded to the Planning Commission for final review and approval. The applicant has approximately one week from SPR to make any final corrections, if necessary, before the Planning Commission meeting is held. Usually the permit process for Commercial Development ends at the Site Plan Review Committee meeting except for those uses that require obtaining a Conditional Use Permit. Therefore, process generally requires two weeks for completion except where Commission is required.
7. Day 33 Planning Commission meeting is held and the applicants proposal is heard and voted on by the Planning Commission. The Planning Commission generally bases their decision on the recommendation generated by staff which for the most part is a recommendation for approval for the project.

The fees charged for building permits, site plan review, conditional use permit, subdivisions and other development permits are reasonable in relation to those charged by other jurisdictions and are not considered to be a constraint. However, an examination of the permit processing could result in the removal of some barriers to new housing construction relative to processing time. The removal of certain CUP requirements for multi-family development will reduce the time frame of permit processing in R-2 and R-3 zones from 33 days to approximately 19 days.

V. QUANTIFIED OBJECTIVES

Pursuant to Section 65583 (b) of the Government Code the City of Lynwood has quantified its housing goals and established policies relative to the maintenance, improvement and development of housing in the City. These goals are outlined below.

Goal 1: Pursuant to Regional Housing Needs Assessment (RHNA) projections, provide an additional 175 housing units over the next five years to accommodate projected population and household growth for moderate to high income households as outlined in the Land Use Element of the General Plan.

Policy 1: Develop land use policies which encourage assembly of multiple lots in existing R-2 and R-3 zoned property to encourage recycling to higher densities.

Goal 2: Maximize development of available vacant City land for infill housing development to meet low/moderate income housing needs.

Policy 2: Identify infill sites which can be assembled to maximize infill housing development in order to generate up to 29 additional low/moderate income housing units.

Goal 3: Decrease processing review time as a constraint on the development of housing.

Policy 3: Simplify project reviews and identify procedures which are unnecessary or redundant in the permit review process to minimize the review time for housing development projects.

Goal 4: Encourage lot assembly to facilitate the recycling of housing in R-2 and R-3 zoned properties relative to the City's circulation plans.

Policy 4: Examine the City's street grid and circulation plans relative to existing lot size and depth to determine where lot assembly should be encouraged in order to permit recycling of R-2 and R-3 properties.

Goal 5: Encourage the rehabilitation of the existing housing stock.

Policy 5: Expand current housing rehabilitation programs which maximize the use of local, state or federal housing rehabilitation funds.

Goal 6: Increase the supply of low and moderate income housing utilizing local, state or federal funds to develop affordable housing in the City.

Policy 6: Develop Redevelopment Agency programs utilizing local, state or federal resources to assist housing developers reduce housing development costs as a means to encourage the development of affordable housing.

Goal 7: Promote use of rental assistance programs (vouchers) for emergency shelter and transitional housing to assist low income households or individuals meet their housing needs.

Policy 7: Utilize Los Angeles County Housing Authority to provide additional housing subsidies (Section 108, Section 8) or provide local, state or federal resources as required to assist lower income households meet their housing needs.

Goal 8: Support housing opportunities and support services for the City's homeless and at-risk population.

Policy 8: Provide financial support for daytime facilities care through the Salvation Army and the El Centro Homeless Program.

Goal 9: Monitor Implementation Programs

Policy 9: Provide quarterly reviews of housing programs and targets relating to rehabilitation, recycling and infill development.

VI. PROGRAMS

The purpose of this section is to identify the actions and programs which the City can take to meet its housing goals and objectives for new construction, recycling, infill development and building conservation of low and moderate income units in the City over the five year planning cycle. These programs supplement the housing programs established in the adopted General Plan.

Goal No. 1: Pursuant to the Regional Housing Need Assessment (RHNA) projections, provide a minimum of 226 housing units over the next five years to accommodate projected population and household growth.

Programs:

1. Identify potential Planned Residential Development (PRD) sites for existing R-2 zoned property.
2. Encourage assembly of contiguous undeveloped R-2 zoned property for PRD use to generate up to 224 net units of moderate income housing on sites proposed for PRD development.
3. Encourage development of R-3 zoned properties which can be assembled and recycled to achieve greater efficiency to generate up to 377 net units of low and moderate income housing development.
4. Identify potential R-3 zoned property which can be assembled and recycled to higher densities utilizing a development bonus of up to 25 percent, pursuant to the provisions of the Lynwood City Code and the General Plan to generate up to 94 net housing units.
5. Target low income and moderate income first time home buyers for new construction assistance programs utilizing HCDA HOME funding.
6. Through the Lynwood Redevelopment Agency, negotiate and enter into a Disposition and Development Agreement with an appropriate developer for development of low and moderate income housing utilizing 20% set-aside funds and HOME funds on existing residentially zoned parcels within, and outside, the Redevelopment Project Area "A".

7. Encourage the development of accessory units on identified R2 and R3 sites through a combination of code enforcement and incentives to property owners utilizing both public and private funding sources, alternative construction methodologies and utilizing a local work force including construction trainees to construct up to 24 accessory units.
8. Work with the Caltrans Replenishment Housing Program/Century Freeway Housing Program (CFHP). The CFHP program was initiated as the result of a 1981 Consent Decree issued by the U.S. District Court, Central District of California, Keith, et al. vs Volpe, et. al. The Consent Decree requires that, as a mitigation measure to the construction of the Century Freeway, replacement housing be provided for units removed by freeway construction activities. It is the objective of CFHP to construct 275 units to replace a portion of the housing stock lost to Lynwood.

Approximately 34 units of Lynwood's housing entitlement have been constructed. Of the thirty-four units completed by the Century Freeway Housing Program between 1989-1992, twenty are low income and fourteen are moderate income. According to the CFHP, this is the extent of the units scheduled for construction within the City of Lynwood at the present time.

The City of Lynwood is currently reviewing a development proposal under the PAL Program to construct eight moderate-income single family dwellings on Caltrans-owned property.

9. Develop Redevelopment Agency programs utilizing local, state or federal resources to assist housing developers reduce housing development costs and as a means to ensure that project goals, as outlined, can be achieved.
10. Develop low and moderate income housing units on Caltrans surplus property utilizing resources from the Caltrans Replenishment Housing Program/Century Freeway Housing Program (CFHP) and provide detailed accounting of all property disposition relative to CFHP. (See Table 30)
11. Explore opportunities for the acceptance of, or transfer of, redevelopment set-aside with other neighboring communities towards the fulfillment of RHNA requirements.
12. Examine potential for expansion of Redevelopment Project Area for additional commercial and residential development.

Implementation: Year 2-3 (Planning Cycle)

Responsible Agency: City Planning
HCDA
Redevelopment

Goal No. 2: Maximize development of available vacant land for infill housing development to meet low/moderate income housing needs and to provide replacement housing for substandard housing units.

Programs:

1. Encourage assembly of contiguous underdeveloped R-3 zoned property for infill housing development through use of a 25% density bonus.
2. Amend the Lynwood City Code to permit a density bonus (commensurate with the current PRD standard of 25%) for four or more lots on R-3 zoned property.
3. Sell City-owned land at a discount to developers specifically for the development of affordable housing.
4. Make City-owned land available for developers seeking projects as an equity enhancement for financing.
5. Facilitate the partnering of private and public entities in the sponsorship and development of affordable housing.
6. Provide a clearing house and technical assistance base to identify other financial and non-financial resources to increase the availability of, and ensure the success of, affordable housing development in the City.
7. Work with local lenders to create financing opportunities for private and non-profit sponsored housing in the form of construction and take-out loans.

Implementation: Immediate and on-going.

Responsible Agency: City Planning

Goal No. 3: Simplify Project Reviews and identify procedures which are unnecessary or redundant in the permit review process to minimize the review time for housing development projects.

Programs:

1. Examine existing permit processing for all discretionary permits and remove all unnecessary processing procedures (as part of the 1992-1993 Planning Department Work Program activities).
2. Examine new federal flood management requirements Federal Emergency Management Act, (FEMA) as they pertain to the location and development standards of new housing in the City to facilitate appropriate development of affordable housing commensurate with FEMA (as part of the 1992-1993 Planning Department Work Program activities).
3. Initiate Site Plan Review to minimize Conditional Use Permit requirement for R-2 and R-3 zoned projects which do not require any other discretionary City approvals (as part of the 1992-1993 Planning Department Work Program activities).
4. Initiate a community-based project review process to build consensus and support for the development of affordable housing and reduce the incidence of neighborhood opposition.

Implementation: Immediate and On-Going

Responsible Agency: City Planning

Goal No. 4: Encourage lot assembly to facilitate the recycling of housing in R-2 and R-3 zoned properties relative to the City's circulation plans.

Programs:

1. Examine the City's circulation plans to eliminate unnecessary street dedications in order to maximize lot size and lot assembly potential.
2. Seek to separate circulation patterns, particularly those to industrial land uses, as a means to increase the viability of existing residential neighborhoods.

Implementation: Year 2 - 3

Responsible Agency: City Planning
Redevelopment

Goal No. 5: Encourage the rehabilitation and conservation of the existing low and moderate income housing stock in areas not scheduled for housing recycling.

Programs:

1. Provide housing rehabilitation assistance to qualifying rental properties.
2. Target large family renter households (units of 5 or more) for rental rehabilitation to address the problem of housing maintenance inadequacies.
3. Provide Rental Rehabilitation Program - The City offers 10 year deferred loans for up to 50% of eligible rehabilitation cost for projects that qualify. For project eligibility, rental property must be primarily for residential rental uses; have one or more substandard conditions; and the owner-landlord must ensure that after rehabilitation the dwelling units are occupied by families whose household income does not exceed 80% of the median income for Los Angeles County. Rental properties rehabilitated under this program house predominately very low income tenants who are given priority for Section 8 Housing Assistance rental subsidies.
4. Provide residential rehabilitation assistance to owner-occupied households, with an emphasis on alleviating unit overcrowding.
5. Provide rehabilitation assistance to 125 owner households and emergency repair grant assistance to 50 owner households over the next five year period.
6. Target very low and low income homeowners for housing rehabilitation assistance as part of the City's HOME Program.
7. Provide Property Rehabilitation Program to utilize CDBG funds to provide direct deferred payment loans to very low income homeowners (homeowners unable to obtain other financing) throughout the City of Lynwood for the purpose of upgrading their homes. The program offers both technical and financial assistance to qualifying applicants. Make loans of up to \$20,000 at 3 percent simple interest.

8. Provide Emergency Grant Assistance Program (EGAP) to provide a grant of up to \$3,500 to property owners in need of emergency housing repairs that threaten the health, safety, and welfare of the very low income. It is also available to citizens who have been cited by the City of Lynwood's Code Enforcement, and have no other method of financing needed corrections. It is designed for emergency assistance only.
9. Work with local lenders to link housing programs and potential program participants.

Implementation: Immediate and on-going.

Responsible Agency: HCDA

Goal No. 6: Provide rental assistance to lower income households overpaying for housing.

Programs:

1. Continue rental assistance with the Los Angeles County Public Housing Authority to provide Section 108 certificates and vouchers to Lynwood residents. Presently there are approximately 577 very low income households. Additional rent subsidies will be provided in combination with the rental rehabilitation program.
2. Target rental assistance for very low income persons in need of 2 or more bedroom rental units and other persons with special needs (persons with AIDS, disabled families, and families participating in programs to achieve economic self-sufficiency) as seriously at risk, and in most cases qualify for Section 8 Housing Assistance Program preferences.
3. Provide Section 8 housing through a contractual agreement with the Los Angeles County's Community Development Commission Public Housing Authority.

Implementation: Immediate and on-going.

Responsible Agency: HCDA

Goal No. 7: Provide additional affordable housing opportunities for transit dependent residents and other low and moderate income residents.

Programs:

1. Prepare Transit Area Plan for Green Line Transit Station in Lynwood (prior to 1994 Station opening) which includes a mix of commercial and residential land uses and related development standards (reduced parking and dwelling unit size) to accommodate the special needs of Lynwood's elderly and disabled residents and to maximize new housing opportunities in the City.
2. Expand existing Lynwood Trolley service to accommodate elderly and disabled residents utilizing State Proposition "A" funding.
3. City will examine potential to reduce residential parking standards around the Greenline Transit Station as part of a Specific Plan for the area.

Implementation: Year 2 - 3

Responsible Agency: Redevelopment
City Planning

Goal No. 8: Support Housing opportunities and support services for the City's homeless and at-risk population.

Programs:

1. Support with public funding contribution, daytime facilities care through the Salvation Army and El Centro Homeless Program.

Implementation: Immediate and on-going.

Responsible Agency: HCDA

Goal No. 9: Monitor Implementation Programs

Programs:

1. Provide quarterly reviews of housing programs relating to rehabilitation as describe in Goal No. 6.
2. Monitor HCDA Division within the City Community Development Department and report progress made in the actions assigned in the area of rehabilitation.
3. Monitor new housing construction activity relative to the Lynwood Redevelopment Agency.
4. Every six months, monitor the progress of PAL initiated projects proposed by the LRA, and for-profit and non-profit developers.
5. Monitor, as per HOME requirements, the activities and funding allocations of the federal and State HOME appropriations.

Implementation: Year 1 - 2

Responsible Agency: City Planning
Redevelopment
HCDA

(a) Financial Resources to Implement Programs

To achieve its housing priorities, the City of Lynwood will primarily rely on federal and local funding sources. The following section identifies both those resources the City currently utilizes, and resources for which the City will pursue funding allocations.

1. Federal Resources

a. Community Development Block Grant (CDBG)

Lynwood utilizes CDBG monies as its primary source of funds for low and moderate income housing assistance. CDBG funds have been used mainly for owner-occupied housing rehabilitation (also referred to as residential rehabilitation), as a means of preserving and upgrading the existing housing stock. The City's rental rehabilitation program for landlords desiring to rehabilitate multi-family units is not funded by CDBG; however, the City can realign its program to accommodate this need.

Lynwood's CDBG allotment from HUD for the 1992/93 fiscal year, including reprogrammed funds, is \$1,657,618. A total \$400,000 is designated for residential rehabilitation. Over a period of four years approximately \$1,426,082 of CDBG monies have been utilized for residential rehabilitation.

b. The City has prepared a program description for HOME Program designation. The HOME Program can provide up to 1.2 million dollars of new construction funds for affordable housing. (See Home Program Description)

c. Section 8 Housing Assistance Program

The City of Lynwood entered into a contract agreement with the County of Los Angeles Community Development Commission's Public Housing Authority in 1985. This agreement provides that the L.A. County Public Housing Authority administers the Section 8 certificates and vouchers on behalf of the City of Lynwood. At present there are 577 certificates and vouchers provided to very low income Lynwood residents. The rent subsidy represents the difference between the excess of 30 percent of the monthly household income and the actual rent.

The City of Lynwood plans to continue its contractual agreement with the L.A. County Public Housing Authority.

2. State Resources

The City of Lynwood is seeking to participate in the Federal HOME Program and utilize up to \$181,000 of State funding for the program.

3. Local Resources

The City will commit up to \$367,000 of Redevelopment Set-Aside Funds to implement the City's affordable housing program in 1992-93. In addition, the City expects to issue bonds partially secured by the income stream of future Redevelopment set-aside funds which will result in \$3.5 million available for affordable housing development. After debt service, the City expects to have available \$70,000 per year.

4. Private Resources

Lynwood is not currently receiving any housing funds from private funding sources.

(b) Institutional Structure

A description of the institutional framework through which the City of Lynwood will carry out its housing strategy is provided below. Public agencies, for-profit and nonprofit organizations all play a part in the provision of affordable housing and support services.

1. Public Agencies

a. Community Development Department

The City of Lynwood's Community Development Department is the umbrella for the Housing Community Development Administration Division (HCDA). HCDA is the division responsible for the administration of Community Development Block Grant funds in including the City's residential rehabilitation and rental rehabilitation programs.

City Planning will maintain responsibility for updating and monitoring the Housing Element, and HCDA will maintain responsibility for updating the CHAS as required by HUD rules and regulations.

Also umbrella under the Community Development Department are the Planning Division, Building & Safety and Code Enforcement. These three divisions are all involved in residential rehabilitation programming. The Planning Division reviews all development plans; Building and Safety is responsible for processing the required building permits and conducting inspections; and Code Enforcement cites residential properties for code violations that may qualify for the City's residential rehabilitation program.

The Code Enforcement Division also is responsible for carrying out the City of Lynwood's Infraction System. In January 1992, Code Enforcement will initiate the phase two of the Infraction System Program largely concentrating in the area of residential property maintenance nuisance, which is Section 3-13 of the Lynwood Municipal Code. This program issues citations for code violations such as overgrown vegetation, illegal subdivision of houses and inoperable vehicles in driveways.

b. Lynwood Redevelopment Agency (LRA)

The City of Lynwood has two Redevelopment Project Areas. These Project Areas are primarily zoned for commercial and industrial development. Very little land within the Redevelopment Area is zoned residential. The Agency is considering residential redevelopment projects for sites zoned residential and potential expansion of the Redevelopment Project Areas.

c. Parks and Recreation Department's Senior Citizens Adaptive Program

The City's Parks and Recreation Department administers a seniors program through the utilization of General Fund monies. Services as indicated previously in this document include special services for citizens 50 years of age and older designed to prevent unnecessary referrals and traveling. These services include individual assessment, development of care plans, arrangement for services as well as monitoring services, delivery and support for clients.

The allocated budget 1991/92 budget for the Senior Citizens Adaptive Program was \$41,050.

The Dial-A-Ride Program is also under the auspices of the City's Parks and Recreation Department. This program is subsidized by Proposition "A" funds to provide low cost transportation to the senior and handicapped citizens of Lynwood. The program presently utilizes three vehicles equipped with wheel chair lifts providing demand response services, 7 days a week. The total budget allocation for 1991-92 fiscal year was \$238,700.

d. County Department of Public Social Services (CDPSS)

Through its In-Home services program, CDPSS provides financial support services for persons with mental and physical disabilities. CDPSS also administers adult Protective Services which provides services for mentally and/or physically impaired adults. CDPSS administers the Greater Avenues for Independence (GAIN) program which provides financial assistance to families qualifying for AFDC. CDPSS also refers homeless persons to shelter and to other support services.

2. Private Industry

a. For-profit Developers and Builders

The City's General Plan previously identified 16.15 acres of vacant residential land in the City. Of this 16.15 acres, 8 acres have already been designated or developed, currently 8 acres of vacant residential land exists in the City; 5 acres are zoned for single family residential; 2 acres are zoned for two family residential; and 1 acre is zoned for multi-family residential. Lynwood is a city that is largely built-out; therefore, there is limited vacant land available to developers and builders for new residential construction. However, as mentioned previously, the City has identified sites for recycling housing to increased densities, particularly 6 acres of vacant land owned by the City available for development.

b. Lenders

Information gathered from lending institutions in Lynwood indicates that there is little lending activity due to the current economic recession. This condition affects the level of lending activities in all communities and particularly impacts lower income communities like Lynwood. The "Neighborhood Advantage Program" designated for low income communities is currently offered by one of the City's lending institutions. This program waives some of the traditional requirements for loan qualification in order to provide loans to low income persons and encourages the purchase of homes in the target area by non low-income persons. The entire city qualifies for this program.

c. Private Foundations

There are currently no private foundations providing funding directly to the City for low income housing or housing services. There are several organizations such as Habitat for Humanity, Neighborhood Housing Services (NHS), and others that either sponsor, co-sponsor, or finance housing and housing services.

d. Non-housing related business

There are no private businesses in Lynwood that have taken up the goal of providing low income housing or housing services.

e. Nonprofit organizations

Although some nonprofit organizations in Lynwood, and church groups in particular, have expressed an interest in providing housing services such groups are often hindered by a lack of resources and expertise in housing development.

f. Emergency Shelter and Transitional Housing Providers

Lynwood currently has no emergency shelter and transitional housing providers located within the City. Persons from the Lynwood area having a need for shelter must obtain assistance from shelters located in neighboring cities. However, the Salvation Army, the House of the Redeemed and Compton Welfare Rights are facilities that offer homeless services and are designated to service the Lynwood area.

g. Soup Kitchens, and Other Daytime Facilities

Lynwood does not have these types of facilities within its city limits. The Salvation Army, located in the City of Compton provides a community soup kitchen program that services the needs of Lynwood residents as well.

h. Drug Rehabilitation Services

Teen Challenge is the only drug rehabilitation facility located in Lynwood. Teen Challenge, a major organization, operates 116 facilities throughout the United States, with 8 facilities in Southern California. The center located in Lynwood is a 90 day induction center for men and houses approximately 16. It offers other services including out-patient counseling. Teen Challenge is funded through donations, special fund raising and the United Way.

The Special Services Center Drug Abuse and Program Office, located in Compton provides intervention programs for drug users. Its service area includes the City of Lynwood, South Central Los Angeles, Compton, South L.A. and the South Bay Area.

3. Delivery System Gaps

The most serious gap in Lynwood's housing delivery system is the lack of funds available for housing and housing services.

The City's current fiscal situation and staffing is another significant gap in the housing provision network. Lack of adequate funding and staff support prevents the City from being able to implement all of the housing programs needed by the community.

A lack of access to adequate funding has also contributed to housing stock deterioration, overcrowding in some neighborhoods. Lynwood addresses a portion of this problem through the administration of its housing rehabilitation programs (rental and residential rehabilitation).

The following details the specific actions to be initiated during the first year of implementation of the Revised Housing Element and the CHAS.

Table 29, "City of Lynwood Capital Resources for Housing", which follows, includes a listing of all potentially available funding by source and anticipated uses for the coming year. Although some sources are known or can be projected, many depend on decisions over which the City of Lynwood has no control.

The approval of the CHAS provides Community Development Block Grant funds to the City of Lynwood to carry out owner-occupied housing rehabilitation activities, as noted on Table 4/5A. Approximately \$400,00 of Lynwood's 1991/1992 allocation will be used for housing rehabilitation. In addition, CDBG monies will also be used to fund code enforcement, public service projects and reconstruction of the City's Community Center.

The City will utilize funds as they become available for the rehabilitation of rental properties of multi-family units.

The City does not administer its own Public Housing Authority, therefore resources for Section 8 Housing Assistance are applied for and managed by the Los Angeles County Community Development Commission's Public Housing Authority.

Table 29

CITY OF LYNWOOD CAPITAL RESOURCES FOR HOUSING

Fiscal Year 1992-93	
Housing Set-Aside	\$ 367,000
HOME - State	181,000
HOME - Federal	<u>569,000</u>
	\$ 1,117,000
Fiscal Year 1993-94	
Bond Proceeds	\$ 3,500,000
HOME - State	0
HOME - Federal	<u>369,000</u>
	\$ 3,869,000
Sub-Total	\$ 4,986,000
CDBG (Rehabilitation)	\$ 400,000
TOTAL	\$ 5,386,000

Source: City of Lynwood Housing Division

VII. Role of the Redevelopment Agency in Accommodating Housing Needs

(a) Redevelopment Planning

The City of Lynwood has two designated Redevelopment Project Areas; Project Area "A" and the Alameda Project Area. Most of the City's non-residential uses are located in the Redevelopment Project Areas. (See attached Lynwood Redevelopment Project Area Map)

Redevelopment Agency staff is preparing a work schedule to address obsolete or incompatible land uses in conformance with the goals of the City's General Plan and the Redevelopment Plan. Several development scenarios will be proposed based upon a detailed inventory of currently blighted areas within and without the City's Project Areas. These scenarios may be used to establish proposed sites for assembly and development, areas proposed for General Plan amendments and proposed additions to the City's Project Areas. Proposed sites for redevelopment will likely involve commercial, residential, industrial and institutional land uses. The Agency has identified twelve projects which present the opportunity to utilize project funding from the sources shown on Table 29. In addition, the Agency contemplates utilizing redevelopment set-aside funds and HOME funds, including funds from a recent bond issue, totalling \$4.98 million from fiscal year 92/93 to fiscal year 95/96. The source of funds and exact program allocations are being determined. Therefore, the City will pursue providing a portion of it's low and moderate income housing commitments relative to the Redevelopment Agency planning efforts which are currently under consideration. These redevelopment planning efforts may influence the City's long range planning activities relative to the production of area specific plans and revisions to the Land Use Elements of the General Plan.

Redevelopment Project Area "A" currently includes 9.1 residentially zoned acres. The possible expansion of Redevelopment Area "A" is also being considered to provide opportunities for larger scale commercial development. To facilitate access and the ease of processing redevelopment set-aside funds, the primarily residential area (R-1) and rear portion of the proposed project #7 site of 40 single-family homes, is being considered for inclusion in the Redevelopment Project Area "A". On Table 30, all projects initiated by the Agency within the Redevelopment Project Area are shown. Projects 5, 6, and 7 will provide up to 260 very low and moderate income units within the Project Area. Currently, the Alameda Project Area is mostly industrial and it is expected to remain as such. Two acres were rezoned to residential per the General Plan on which Project #3, 27 townhouses, has been proposed through the PAL Program.

(b) Potential Development Sites

Redevelopment Project Area A currently contains two residentially zoned properties. One of these sites contains an obsolete commercial use and adjoining vacant properties, and the other site contains multi-family low-moderate income housing built to maximum density under the General Plan. Thus one site within Redevelopment Project Area A is currently available for housing redevelopment without amendment to the City's General Plan. The site, a portion of the 4.3 acre site described in the "PRD" section above, is approximately 3.5 acres and will permit development of 49 units under the R-2 General Plan designation. (See Section 2, Net Housing Gains)

The City is considering mixed-use development in Project Area "A" where 100 residential units are being proposed under the PAL Program. The current owner of the property is interested in redeveloping the existing commercial uses into a mixed-use facility. A General Plan Land Use change and Planning Commission approval will be required to redevelop this site as mixed-use. Mixed-use is also being considered as an option in two of the potential expansion areas of Redevelopment Project Area "A".

(c) Description of Funds Expended from the Low and Moderate Income Housing Fund

The City will set aside 20% of its tax increment revenues for low and moderate income housing as part of the local contribution to the HOME Program. (See Section VI Programs)

The City expects to fully allocate its 20% set-aside funding and affordable housing resources through FY 95-96.

(d) **Description of Proposed Projects (Also see Summary Table 30 City of Lynwood "Proposed Housing Development" and Table 31, "City of Lynwood Proposed Housing Development Construction Schedule")**

Project 1:

On three contiguous Lindbergh Avenue and Lynwood Road residential zoned lots, three 1,500 square foot, two-story, 3 bedroom single-family homes priced for median-income families are proposed for development. This project, located on City-owned land, will require a land write-down at a discount to the private developer who has access to investor financing and private financing for take-out loans. The developer recently completed the construction and sale of two similar units in the City. Public Works requirements have reduced the aggregate square footage of the lots to just under 15,000; therefore, a zoning variance will be required to allow for some substandard (minimum is 5,000 square feet per unit) lot configurations. The developer is currently pursuing the approvals process and awaiting the City Council approval of the Disposition and Development Agreement. This project is not located in a Redevelopment Project Area or Target Area.

Project 2:

A June, 1993, ground-breaking was held at Santa Fe Avenue and Fernwood Avenue on a 1,050 square foot, 3 bedroom home jointly sponsored by Habitat for Humanity (HFH), the Delta Sigma Theta Sorority and the City. It is currently under construction for a needy family who will pay \$50,000 for the home. The HFH financing for the house is for a thirty year term at no interest and requires that the new owners make a 1 percent down payment and pay no more than 30 percent of their income in monthly payments. The land, only 3,300 square feet in area, was donated by the City of Lynwood to the respective non-profit philanthropic and service organizations. The necessary Disposition and Development Agreement, permitting and approvals processes, including zoning variances and building permits, were fast-tracked to facilitate a three month "approval to construction completion" schedule. The City is looking for additional opportunities to provide residual land on which these non-profits can construct more homes. This project is not located in a Redevelopment Project Area or Target Area.

Project 3:

A 27 unit townhouse development is proposed on land that currently is used, although passively, for industrial purposes. The City had proposed to use this land to create an entrance from State Street to an industrial facility located between Alameda Avenue and Bellinger Street. The site consists of three City-owned parcels totaling 2 acres and rezoned to residential as a part of the 1990 General Plan. The property is located between State, Esther and Bellinger Streets. To facilitate better site arrangement, the City has offered to discontinue Esther Street north of its southern diversion to State Street in order to create a cul-de-sac leading to a gated entrance for the new development. Units are an average of 1,400 square feet, all are 3 bedrooms, most are semi-attached units, and all units will have private outdoor space. The City will write-down land costs to the private joint venture development team at a discount. This project site is in the Alameda Project Area "A" and could take advantage of the comprehensive planning and approvals process and access to set-aside funds.

Project 4:

Eight single-family detached homes are proposed for currently commercial zoned land that was formerly owned by Caltrans and located adjacent to the Century Freeway at State Street and Redwood Avenue. Several contiguous substandard lots comprise the land which was assembled by the City into two parcels approximately totaling one acre in size within a single-family residential neighborhood of single-story homes. The non-profit sponsor proposes to develop the eight two-story homes averaging 1,500 square feet, four of which will be 3 bedroom units and four will be 4 bedroom units, all for moderate-income families. The City-owned land will again be written-down at a discount to the developer. It is expected to take 18 months to complete this project. This project is not located in a Redevelopment Project Area or Target Area.

Project 5:

The City of Lynwood, through the Lynwood Redevelopment Agency, proposes to jointly redevelop (with a yet-to-be-determined non-profit entity), an assemblage of several commercial properties at the intersection of Atlantic Avenue and Imperial Highway. The project consists of two phases: the first, a 70 unit very low-income elderly rental apartment building, and the second, a 50 unit mixed-income condominium building. The City proposes to purchase the multiple parcels totaling 2.85 acres and incur relocation expenses for the current tenants. The elderly units are proposed for application to HUD for Section 202 construction financing and the condominiums will necessitate a combination of private and public financing. Due to the elongated land acquisition and relocation process, extensive HUD application requirements, and extended construction period, this project is not expected to be completed until June, 1998. This project is located within Redevelopment Project Area "A".

Project 6:

The City of Lynwood, through the Lynwood Redevelopment Agency, proposes to develop or jointly develop two blocks totaling 2 acres in two phases of 50 townhouse units per block. The project site is located on Atlantic Avenue between Olanda and McMillan Streets diagonally south of land that has been zoned multi-family residential and directly opposite commercial land on Atlantic Avenue. The land, currently zoned commercial and held by several private owners, will be purchased by the City and rezoned to allow for increased residential development at 25 dwelling units per acre. The units are proposed for sale to moderate-income families and the project schedule accounts for property acquisition and an overlap phased construction for a total of 30 months with completion projected for December, 1995. The project site is located in Redevelopment Project Area "A".

Project 7:

The City of Lynwood, again through the Lynwood Redevelopment Agency, proposes to either develop or jointly develop 40 single-family detached homes by assembling parcels through rezoning land currently comprised of under-utilized commercial uses. The site is located on the southeast corner of Atlantic and Carlin Avenues and consists of 4.3 acres with multiple private owners. The City, through the Planned Residential Development designation and density bonuses, will increase allowable residential densities bonuses, will increase allowable residential densities and allow for a more flexible site design as incentives to develop the parcel. The City is considering, as with other City initiated development projects listed herein, issuing an RFP for the development of these moderate-income units. financing is expected to be a combination of private and public sources, including the potential allocation of HOME funds. The construction is expected to take 24 months with an anticipated completion date of December, 1995. This project is located in Target Area E and Redevelopment Project Area "A".

Project 8:

Sixteen townhouse units are proposed for development by a non-profit or for-profit or a partnership consisting of one or both with the City in joint development of a site located at Carlin and Stoneacre Avenues. The land is owned privately, consists of 0.8 acres and is already zoned for townhouse/cluster development which allows up to 14 dwelling units per acre. Three of the 16 units are proposed for sale to low-income families and the remainder are to be sold to moderate income families. financing is proposed to be provided through a combination of private and public sources and the construction period is estimated to take 18 months for a June, 1995, completion. This project is located within Target Area E.

Project 9:

The City, in partnership with a manufactured housing company, proposes to develop 6 single-family units constructed 50 percent off-site. The units are proposed for City, State, and privately owned properties on scattered sites on Gertrude and Louise Streets. Neither street is located in or near a Redevelopment Project or Target Area. Production/construction schedule is expected to be no more than 12 months for the 6 dwellings with a December, 1994, completion date.

Project 10:

This project addresses the objectives of the City of Lynwood to produce affordable housing as well as provide opportunities for employment, job training and career development and relieve overcrowding. The City proposes to assume the role of general contractor to produce 28 single-family residences on City-owned scattered sites and provide programs and incentives for the development of 24 accessory units on 12 privately owned R-2 and R-3 sites identified by windshield tour throughout the City by City staff.

The 28 single and multi-family units are proposed to be constructed at a rate of 6 per year on scattered properties owned by the City. A non-profit construction entity known as LynStruct may be funded through a HUD Technical Assistance Grant to undertake an extensive construction training activity for 60 trainees per year (10 trainees per unit under construction) as a part of the development and construction objectives of the City. The land required for the construction of 28 single and multi-family units will likely require the rezoning of some commercial property to residential use and the potential exists for construction and training activities to occur as a part of a proposed mixed-use development.

The activity of the accessory unit program is dependant, in part, on the tenancy and ownership status of the identified properties and an aggressive code enforcement effort. The potential exists for these units to be economically constructed utilizing modular units or prefabricated panels produced by a private company or what has been proposed as a to-be-formed City-owned manufactured housing company.

Financing for the 24 accessory units will likely be public financing from CDBG funds to cover the construction costs.

Project 11:

A private developer proposes to redevelop a privately owned abandoned motel at Long Beach Boulevard and Carlin Avenue into 15 low-income rental apartments for senior citizens. Approximately \$32,000 in financing from the City's CDBG allocation will be utilized to fund this rental rehabilitation. The developer has purchased the building and is in the process of obtaining necessary change in use, and other permits and approvals. It is expected that the rehabilitation schedule will be six months for a December, 1993, completion. This project is located in Redevelopment Project Area "A".

Project 12:

A private organization certified by the County of Los Angeles has proposed to develop two to three single-family homes for the purpose of providing a facility to care for six disabled individuals per house. The three single-family zoned lots are contiguous, privately owned and are located on Virginia Avenue near Fernwood Avenue. The developer is not required to obtain any special building permits or approvals for this facility in a residential single-family neighborhood and therefore will be subject to the same requirements for parking, lot size and coverage as would any other single-family residence. Additional County and State requirements will impact the developer such as fire protection and access for the disabled. The City is not involved in the funding for any portion of this project. This project is not located in a Redevelopment Project Area or Target Area.

CITY OF LYNWOOD PROPOSED HOUSING DEVELOPMENT

	Location	Land Area	Redev't. Project Area	Redev't. Target Area A-F	Current Zoning Use	No. of Units	Density Bonus	Type of Development	PAL Projects		Current Ownership of Property	City Investment		Est. Constr. Period/ Comp. Date
		SF/Acres							Rev'd	Approv		Land	Funds	
1	Lindbergh Avenue/ Lynwood Road	15,000 s.f. 0.34	---	---	Residential Vacant	3	No	Single-family Moderate-income	Y	Y	City	Land	\$0	6 mos. Dec. 1993
2	Sante Fe Avenue/ Fernwood Avenue	3,600 s.f. 0.08	---	---	Residential Vacant	1	No	Single-family Very Low-income	Y	Y	City/CalTrans	Land	\$0	1 mo. July 1993
3	State Street/Esther Bellinger Street	81,892 s.f. + 2+	Alameda Project Area	---	Residential Vacant	27	No	Townhomes Low-income	Y	Y	LRA	Land	\$0	18 mos. Dec. 1994
4	State Street/ Redwood Avenue	43,560 s.f. 1	---	---	Commercial Vacant	8	No	Single-family Low-income	Y	TBD	LRA	Land & Offsite Improvements	\$0	18 mos. Dec. 1994
5	Atlantic Avenue/ Imperial Highway	124,146 s.f. 2.85	Project Area A	---	Commercial Commercial	50 70	Yes	Condominiums/Mod-Me Senior apartments/VLow	N		Privately Owned	Land Acquisition Relocation	\$1,500,000 \$1,000,000	60 mos. June 1998
6	Atlantic Avenue/ Olanda Avenue	87,120 s.f. 2	Project Area A	---	Residential Vacant Commercial	50 50	Yes	Phase I Townhomes Phase II Townhomes Low-Income	N		Several Private Owners	Land Acquisition Land Acquisition	\$830,000 \$1,000,000	60 mos. Dec. 1995
7	Atlantic Avenue/ Carlin Avenue	187,308 s.f. 4.3	Project Area A (portion)	Target Area E	Residential Vacant Commercial	40	Yes	Single-fam, "0" Lot Line Moderate-income	N		Several Private Owners	\$0	\$0	18 mos. Dec. 1995
8	Carlin Avenue/ Stoneacre Avenue	39,204 s.f. 0.9	NA	Target Area E	Residential Vacant	16	Yes	Townhomes 20% Low-, 80% Mod-inc	N		Private Owner	\$0	\$0	18 mos. June 1995
9	Scattered Infill Sites Gertrude/Louise Sts	N/A	---	---	Resid/Comc Vacant	6	No	Single-fam, Detached Low-/Mod-income	N		City/LRA/Private	N/A	\$0	12 mos. Dec. 1994
10	Scattered Infill Sites Access. Unit Sites	N/A 7000 s.f. +	---	---	Residential R2,R3	28 24	Yes	Sing/Multi-family LowInc Very Low-Income	N		City/LRA	Land Training	\$0	60 mos. June 1998
11	Long Beach Blvd/ Cedar Avenue	43,560 s.f. 1	Project Area A	---	Commercial Vacant	15	Yes	Multi-family Rehab Rental Apartments	N/A		Privately Owned	\$0	\$32,000 (Rehabilitaiton funds)	6 mos. Dec. 1993
12	Virginia/ Fernwood	15,000 s.f. 0.34	---	---	Residential Vacant	3	No	Single-family Congregat 18 Disabled Individuals	N/A		Privately Owned	\$0	\$0	12 mos. June 1994
						391			31			\$0	\$4,362,000	

Source: City of Lynwood Housing Division
City of Lynwood Planning Department

Notes: N/A = Not Applicable, not proposed under PAL Program
TBD = To be Determined

CITY OF LYNNWOOD PROPOSED HOUSING DEVELOPMENT CONSTRUCTION SCHEDULE

			YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5				
	Description/Location	No. of Units	1993 Jan-June	July-Dec	1994 Jan-June	July-Dec	1995 Jan-June	July-Dec	1996 Jan-June	July-Dec	1997 Jan-June	July-Dec	1998 Jan-June	July-Dec	Five-Year Totals
1	Single-family Detached Lindbergh/Lynwood Ave.	3		XXXXXXXX 3											
2	Single-family Detached Fernwood/Sante Fe Ave.	1		XX 1											1
3	Townhouses State Street/Esther	27		XXXXXXXX 2	XXXXXXXX 10	XXXXXXXX 15									27
4	Single-family Detached State Street/Redwood Ave.	8		XXXXXXXX 4	XXXXXXXX 4										8
5	Apartment Flats & Lofts Atlantic Blvd/Imperial Hwy	70 50		XXXXXXXX	XXXXXXXX	XXXXXXXX	XXXXXXXX 10	XXXXXXXX 15	XXXXXXXX 25	XXXXXXXX	XXXXXXXX	XXXXXXXX	XXXXXXXX 70		120
6	Townhouses Atlantic Blvd/Olanda Ave.	50 50		XXXXXXXX	XXXXXXXX 25	XXXXXXXX 25	XXXXXXXX 25								100
7	Single-family Detached Atlantic Ave /Carlin Ave.	40			XXXXXXXX 10	XXXXXXXX 15	XXXXXXXX 15								40
8	Townhouses Atlantic Ave /Carlin Ave.	16			XXXXXXXX 4	XXXXXXXX 5	XXXXXXXX 7								16
9	Single-family Detached Scattered Sites	6			XXXXXXXX 3	XXXXXXXX 3									6
10	Single-family Scattered Sites	28 24		XXXXXXXX	XXXXXXXX 4 2	XXXXXXXX 3 2	XXXXXXXX 3 2	XXXXXXXX 3 3	XXXXXXXX 3 3	XXXXXXXX 3 3	XXXXXXXX 3 3	XXXXXXXX 3 3	XXXXXXXX 3 3		52
11	Multi-family Long Beach Blvd/Carlin	15		XXXXXXXX 15											15
12	Single-family Detached Virginia/Fernwood	3		XXXXXXXX 3											3
TOTALS				21	55	67	52	56	21	31	6	6	76	0	391
CUMULATIVE TOTALS				21	76	143	195	251	272	303	309	315	391		

PROGRAM YEAR TOTALS

CALENDAR YEAR TOTALS

	Year 1: 76		Year 2: 119		Year 3: 77		Year 4: 37		Year 5: 82		
1993	21	1994	122	1995	108	1996	52	1997	12	1998	76

Source: City of Lynnwood Housing Division
Yina Moore Davis, Consultant

PAL Programs:

The PAL Program has resulted in the addition of several programs that range from the initiation of the community-based project review process to the sale of City-owned land at a discounted rate to developers or the utilization of land as an asset or equity enhancement for developer financing. These programs are on-going activities designed to encourage the development of affordable housing. Additional PAL Programs call for the provision of clearinghouse and technical assistance, the facilitation of partnerships in the sponsorship and development of affordable housing and the monitoring of PAL initiated projects and HOME program objectives.

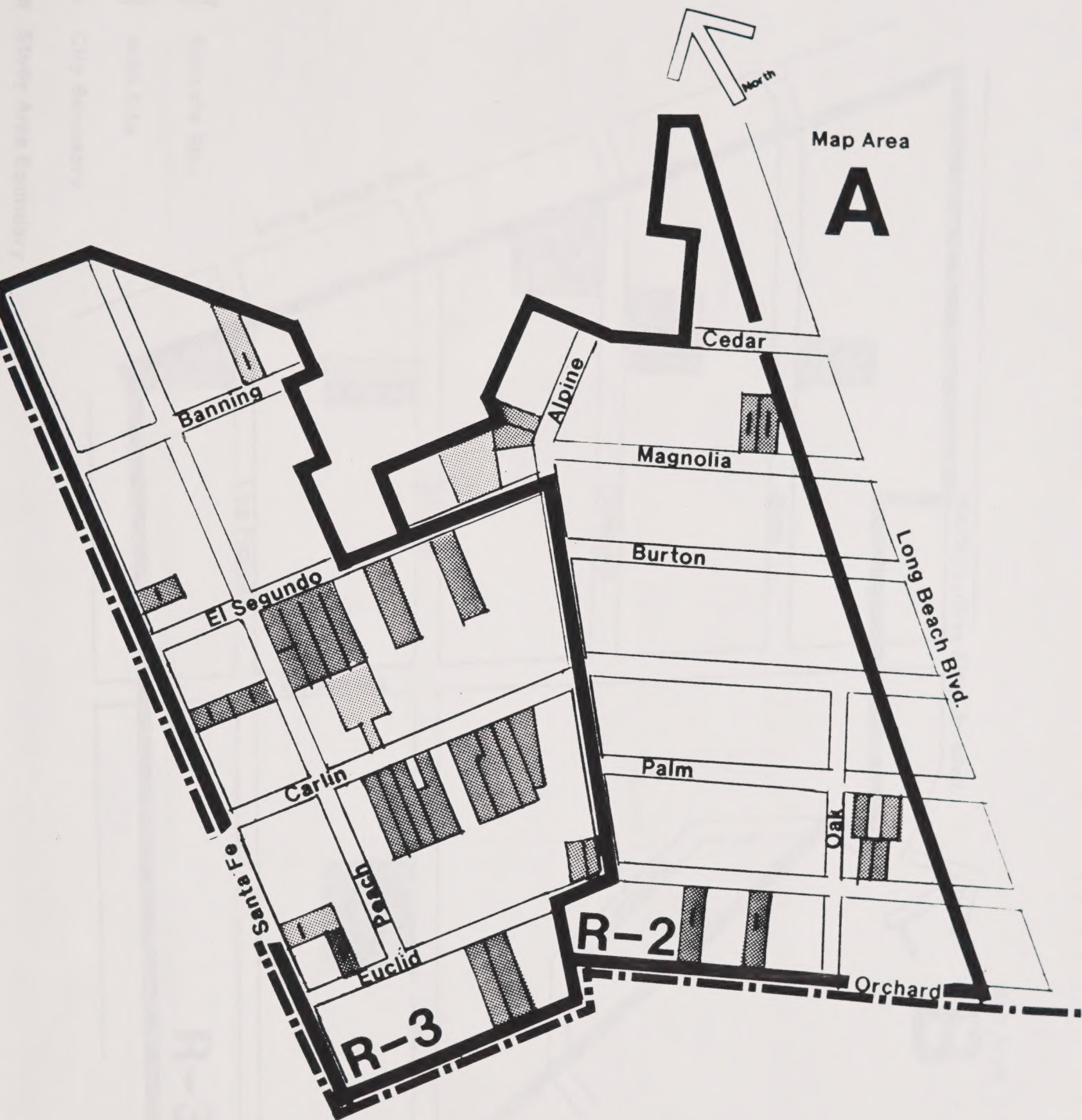
The PAL Program, while it has generated over 95 percent of the proposed units. The potential also exists for the economical assembly of these accessory units and job training in conjunction with a manufactured housing contractor. The implementation of such an initiative might allow for greater financial feasibility in an accessory unit program that relies on the interest of an existing property owner.

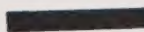
Realistic Potential of Programs:

The PAL Programs have already shown promise in the stimulation of housing development activity. The realistic potential can only be determined by the level of available City resources and financing to bring these projects to fruition. The pursuit of HUD Section 202 funding for the 70 units of elderly units is very competitive and financial feasibility will require heavy City subsidy if, as proposed, it purchases the land for development. The City is seeking a sponsor with land to reduce its financial risk.

Realistic Potential of Projects:

Four to six of the 12 proposed projects are well on their way towards approvals and permits and are likely to result in the development of 44 to 50 residences of various type and tenure. The Agency-initiated projects represent over 300 units and will require the solicitation of interested developers as well as a high level of financial and asset-based participation on the part of the City of Lynwood. The 28 single-family units proposed for development by an LRA/LHA construction/development entity are more difficult to develop due to the administrative costs and construction scheduling necessary for implementing the training and employment programs as originally envisioned. These units also require the consumption of valuable City-owned land that could be assembled to meet other objectives. The viability of an Accessory Unit Program relies on the property owner as well as aggressive efforts on the part of the City's Code Enforcement staff and City financing to provide incentive for property redevelopment.



-  Recycle Site
-  Infill Site
-  City Boundary
-  Study Area Boundary

Map Area

B

Martin Luther King, Jr. Blvd.



North

Alma

Elizabeth

Norton

Los Flores

Benton

California

Long Beach Blvd.

R-3



Recycle Site



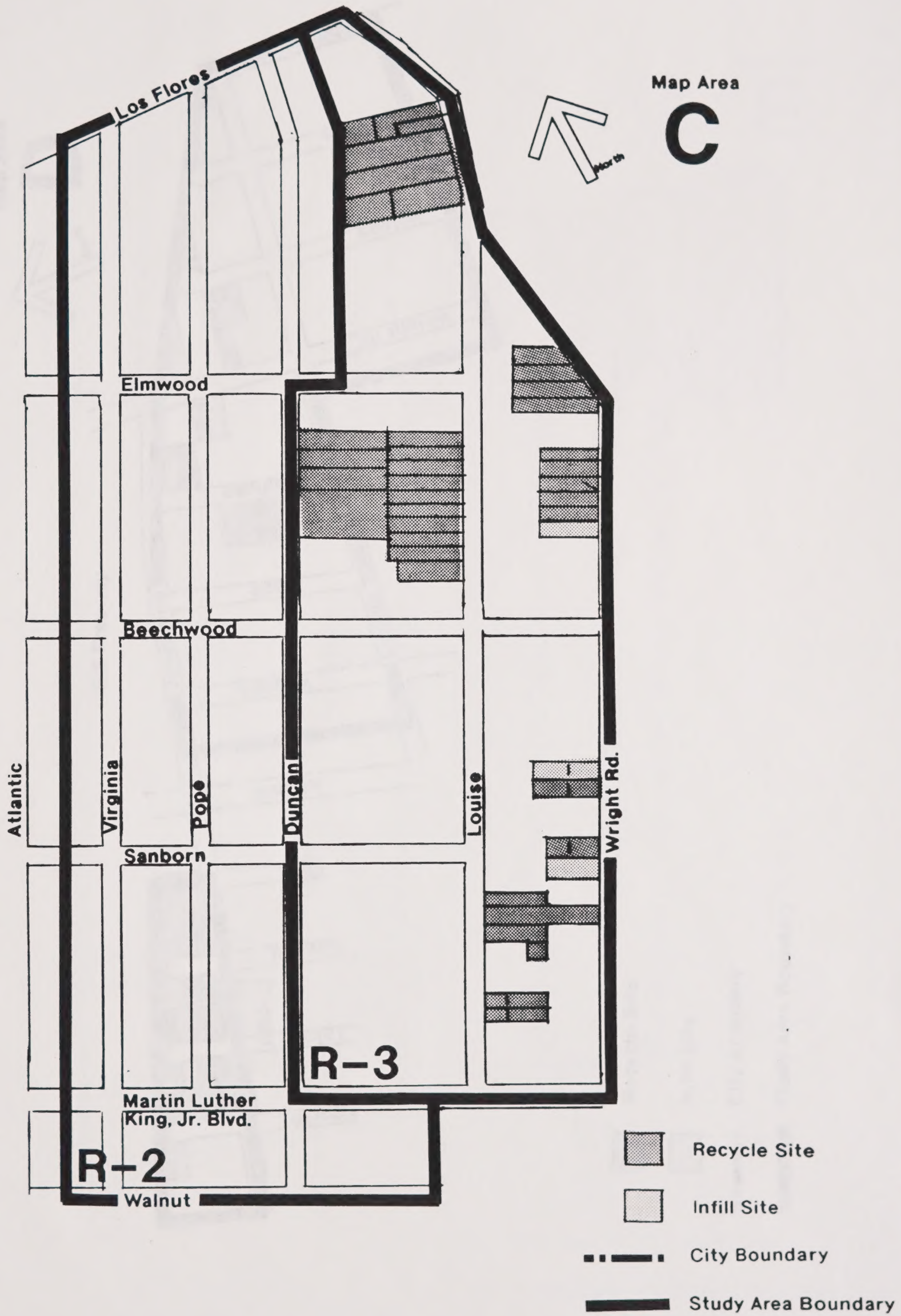
Infill Site



City Boundary

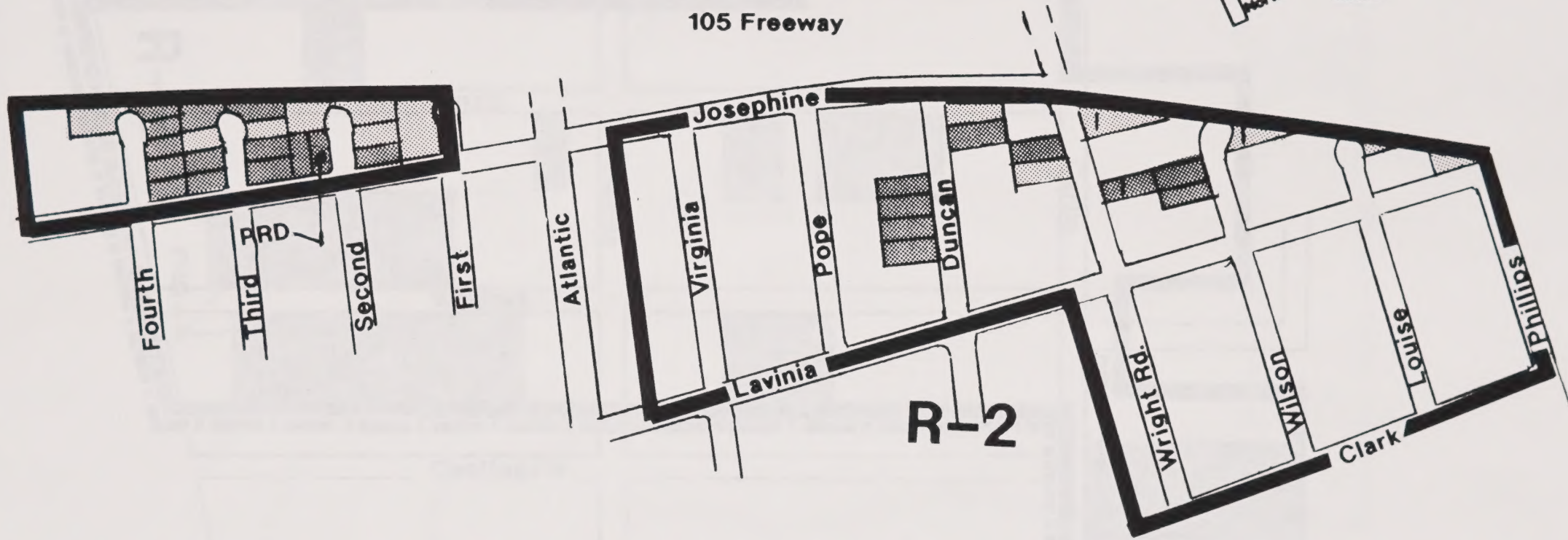


Study Area Boundary



Map Area

D



Recycle Site



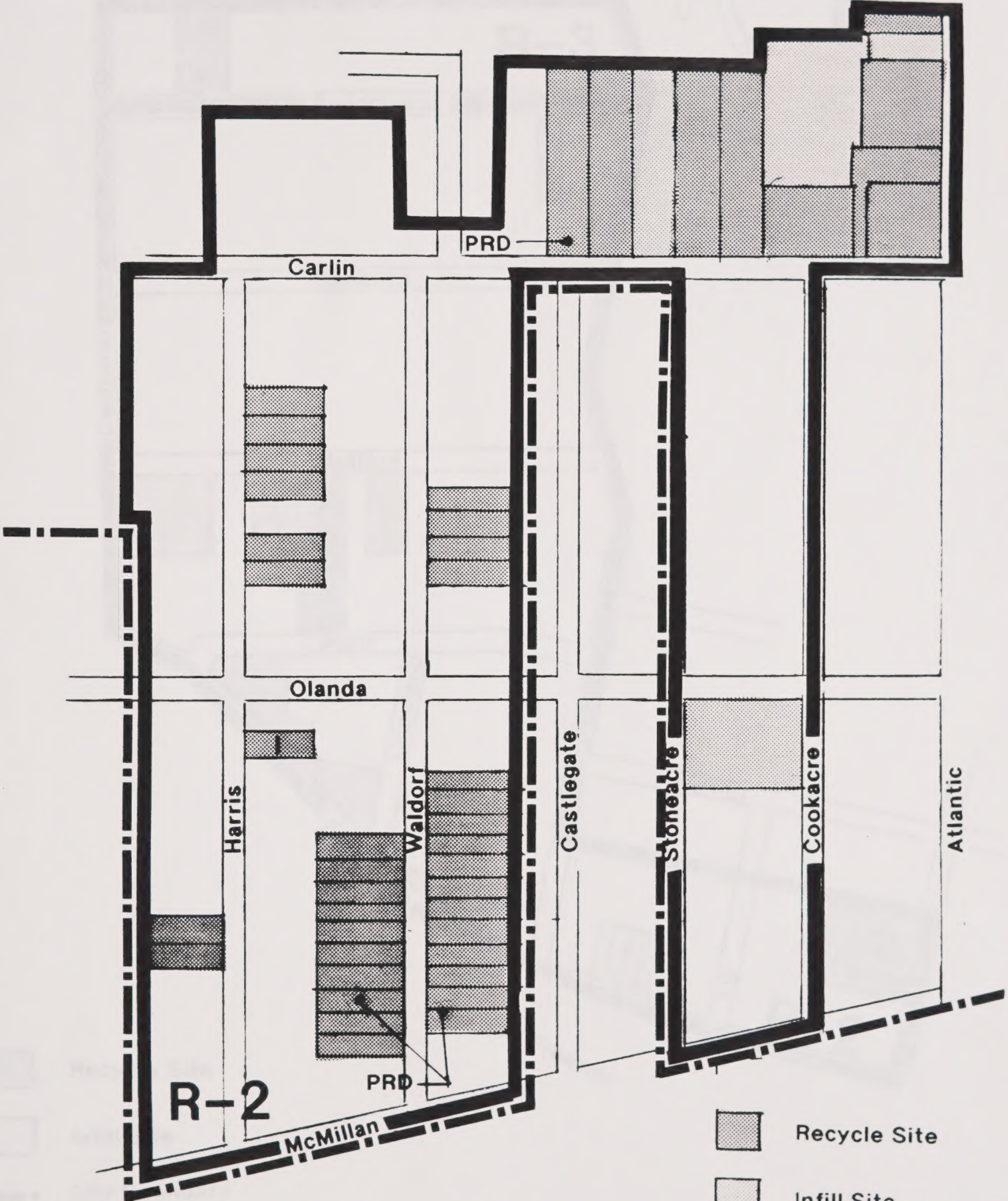
Infill Site



City Boundary



Study Area Boundary



Recycle Site



Infill Site



City Boundary



Study Area Boundary

Map Area

F



Recycle Site



Infill Site



City Boundary



Study Area Boundary

APPENDIX II

1. The Need Resources and Constraints section of the Revised Housing Element quantifies the total low and moderate income households which have special housing needs. The data utilized in the Revised Housing Element is drawn from several sources including the draft CHAS, the 1988-1991 Housing Assistance Plan and information compiled from Urban Decision System and the Southern California Association of Governments (SCAG).

REVISED HOUSING ELEMENT AND CHAS RESOURCE LIST

ORGANIZATION	CONTACT PERSON	RESOURCE INFORMATION
Compton Welfare Rights 528 W. Almond Street Compton, CA 90220 (310) 603-8411	Bernice LaCour Shelter Director	Homeless Services
Department of Social Services 1716 Santa Fe Rancho Dominguez, CA (310) 761-2366	Angun Asawesna Case Worker	In-Home Supportive Services
City of Lynwood Parks and Recreation Dept. 3798 Martin Luther King Jr. Blvd. Lynwood, CA 90262 (310) 603-0220, ext. 343	Beverly Anderson	Senior Citizens Adaptive Program
L. A. County Community Development Commission Public Housing Authority (213) 645-4300	Patty Snowfox	Section 8 - Housing Assistance Payment Program
True Vine Community Outreach 14513 Butler Avenue Compton, CA 90221 (310) 645-4300	Alice Andrew	Homeless Shelter for Men
House of Redeemed 1301 North Willowbrook Los Angeles, CA 90221 (213) 637-9933	Lonnie Hampton	Homeless Shelter for Women & Children
Rancho Los Cerritos Board of Realtors Lynwood, CA 90262 (310) 867-2783	Ann Kramer	Cost to Purchase Property in Lynwood
Employment Development Dept. (310) 252-7451, 252-7522, 252-7528	Azalee	Unemployment Statistics for Lynwood
El Centro Homeless Program (213) 480-1557	Gary Walenzik	Homeless
Salvation Army 736 East Compton Blvd. Compton, CA 90220	Estelle Ridley	Food Provisions and Shelter for Homeless

ORGANIZATION	CONTACT PERSON	RESOURCE INFORMATION
Victory Square 3598 Martin Luther King Jr Blvd. Lynwood, CA 90262 (310) 639-5220		Mental Illness Facility
Highland Manor (213) 631-7569	Sonny	Mental Illness Facility
Angelica Guest House 12613 Long Beach Blvd. Lynwood, CA 90262 (310) 639-4719	Mr. Mendoza	Mental Illness Facility
Southern California Association of Government (313) 236-1800	Javier	
U.S. Bureau of Census Washington, D.C. (301) 763-8553		1980-1990 Census Information for Lynwood
Teen Challenge 10251 California Avenue South Gate, CA	Phil Cookes, Director	Drug Rehabilitation Organization
Steel Workers Welfare Action 5201 E. Gage, Suite 211 Bell, CA 90201		
Dial-A-Ride Program City of Lynwood Parks and Recreation Dept. 3798 Martin Luther King Jr. Blvd. Lynwood, Ca 90272 (310) 603-0220, ext. 343	Jim Givens	Meals on Wheels & Hot Meals Program for Lynwood Seniors and Transportation Service for Seniors
Bank of America 3505 E. Imperial Highway Lynwood, CA 90262 (310) 605-3902	Helen Penner Judy Tufo CRA/HMDA Aurora Madriscal, CRA	Current Lending Activities in Lynwood CRA/HMDA
Security Pacific Bank 3200 E. Imperial Highway Lynwood, Ca 90262	Hugh D. Loftus CRA Officer	Current Lending Activities in Lynwood CRA/HMDA
Home Bank 3645 Imperial Highway Lynwood, Ca 90262	Dottie Dimitropoulos Karen Kopczak, CRA	CRA/HMDA

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APPENDIX I

HOME PROGRAM DESCRIPTION

Overview

Due to the overcrowded housing conditions, Lynwood's City Council has made affordable housing a top priority in the City of Lynwood. To help accomplish this affordable housing goal, the City has created a program to obtain community support and guidance on all affordable housing development. The program is called Partnership for Affordable Living ("PAL"). Through community involvement, the goal of this program is to create home ownership for residents in all income levels, assist first time home buyers, refurbish existing properties, and start a community based non-profit construction company to train and hire local residents to construct all the affordable units and the City's public work requirements.

PAL is an open-ended task force comprised of community members, local developers, lenders, real estate brokers, architects, business executives, clergy and City staff. PAL meets every other Saturday at Lynwood's City Hall. Through PAL, the community oversees and decides on housing design and location. In implementing the concept, the City issued guidelines to expedite the project approval process. The PAL program deals constructively with the challenge of community change and urban investment.

New Construction Program

The City of Lynwood has identified a potential site to build a new affordable housing development. The site would be acquired utilizing a combination of 1992 and 1993 HOME funds in conjunction with the City's Housing Set-aside Tax Increment Fund. At this time, the City is completing an appraisal, market study and architectural renderings on the site to determine the feasibility of development. Preliminary, the City envisions to develop two buildings on the site. One building will be senior citizen apartments and the other building will be "for-sale" townhomes. Both the projects will be restricted to people earning less than 80% of median income as set forth in Home and HUD guidelines.

This specific site is sufficient size to permit development of a substantial number of housing units pursuant to the City's Building Code and adopted General Plan. The proposed assisted development will carry out the City's goals and priorities and will enhance PAL's efforts to provide high quality affordable housing to the residents of the City of Lynwood.

Community Housing Development Organizations (CHDO)

The City will set aside 15% of HOME program funds for a non-profit Community Housing Development Organization to assist in implementing the City's new affordable housing construction activities pursuant to the Home Program guidelines. The CHDO will be a non-profit organization organized and structured pursuant to HOME guidelines. At this time, the CHDO has not been selected by the City. The CHDO may act as project developer, sponsor or owner of the Home-assisted project. The CHDO will maintain rents schedules and/or assist in project management. The project developer and/or CHDO will establish resale restrictions for Home-assisted projects and covenant title to the project that will require that resale of project dwelling units will be restricted to low income individuals and that the property is a "principal residence" pursuant to HUD guidelines.

All HOME-assisted rental units will be rent controlled for the minimum affordability period of 20 years pursuant to program guidelines. All rental units will be less 30% to 60% of median Fair Market Rent per HUD guidelines and a minimum of tenants will be certified having incomes less than 60% of median income level per HUD requirements. The City will provide recertification annually of tenant incomes for Home-assisted rental projects and annual review of rental land utility allowances. The City ensure that the proposed new housing construction program is consistent with the City's current CHAS and all Equal Opportunity and Fair Housing construction programs will be limited in scope and concentration in "minority and racially mixed" areas pursuant to 24 CFR 882.708(c). Furthermore, all Home-assisted projects will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 implementing at 49 CFR Part 24 and requirements of 24 CFR.353.

The City will adopt affirmative marketing procedures and requirements for Home Housing projects with 5 or more units and maintain records to document actions taken to affirmatively market HOME-assisted units. (See Section Affirmative Marketing) All new construction projects will be constructed to current Uniform Building Code standards relative to noise abatement, the handling and disposal of asbestos and the prohibition and or elimination of lead paint and debris from projects and project sites. The City will ensure the above and consider all other necessary environment review process performed prior to project development.

In addition, the City will maintain a drug-free work environment pursuant to Federal guidelines and will comply with Section 281 and 24 CFR 92.350 requirements of the Home program to establish and oversee a minority outreach program in all contracting activities entered into by the City to facilitate the provisions of affordable housing under the Home Program.

Guidelines for Resale

At this time, the City of Lynwood has not set guidelines for resale of first time homebuyers. The City is working on these guidelines and will submit prior to allocating HOME funds.

Affirmative Marketing

The City of Lynwood, in partnership with a Community Housing Development Organizations (CHDO), will oversee the operation of the county-wide Fair Housing Program. The practice of non-discrimination and equal opportunity will be promoted for the HOME program through the policies and procedures described as follows:

1. All methods for informing the public, owners and potential tenants about Fair Housing laws will include the use of the Fair Housing logo and/or slogan.
2. Each owner must adhere to practices which will further fair housing (i.e. using the slogan/logo display Fair Housing poster) when soliciting tenants.
3. As a part of any project agreement, owners will be required to follow the policies and procedures of the City's affirmative marketing plan.
4. The City will contact community organizations, churches, special interest groups and social service agencies when soliciting to persons in the housing market who are not likely to participate without special outreach efforts.
5. Records will be maintained and documented on all the affirmative marketing efforts of the City.
6. Owners will be required to maintain affirmative marketing records and provide documentation of their efforts upon request.
7. The City will at minimum assess the progress and effectiveness of the affirmative marketing program on a quarterly basis. Modification to the program will be made as needed. Owners found out of compliance with their agreement responsibilities to correct or improve their program. If they fail to do so corrective action by the City could declaring the project in default.

Affirmative Action

The City of Lynwood intends to comply with Section 281 of the National Affordable Housing Act establishing a minority and women-owned businesses in all contracting activities entered into by the City. Outreach program will be designed to ensure that to maximum extent possible women and minority owned businesses are included in the Home Program. To accomplish this City will:

1. Develop a systematic method for identifying and maintaining an inventory of certified minority and women's business enterprises their capabilities services supplies and/or products.
2. Utilize the local media electronic and print to market and promote contract and business opportunities services supplies and/or products.
3. Develop informational and documentary materials on contract/sub-contract opportunities for MBE's; and WBE's.
4. Develop procurement procedures that facilitate opportunities for MBE's & WBE's to participate as vendors and suppliers of goods and services.
5. Sponsor business opportunity-related meetings, conferences, seminars, etc., with minority and women business organizations.
6. Maintain centralized records with statistical data on the unitization and participation of MBE's and WBE's as contractors/sub-contractors in all HUD assisted program contracting activities.



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The City of Berkeley intends to comply with Section 189 of the National Labor Relations Act regarding a public utility and common carrier. The City is currently in the process of determining whether it is a public utility and common carrier. The City is currently in the process of determining whether it is a public utility and common carrier. The City is currently in the process of determining whether it is a public utility and common carrier.

1. Develop a system of method for identifying and maintaining an inventory of existing utility and common carrier facilities. The City is currently in the process of determining whether it is a public utility and common carrier.

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